



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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**STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE**

Date of Issuance: May 19, 2021

Lead agency: Department of Ecology, Toxics Cleanup Program, Northwest Regional Office

Agency Contact: Cris Matthews, cris.matthews@ecy.wa.gov, (360) 255-4379

Description of proposal:

Shallow soil contamination resulting from degraded surficial coating materials on structures at the Anacortes Former Water Treatment Plant (FWTP) will be addressed by formal cleanup measures under the Model Toxics Control Act. A proposed Consent Decree and Cleanup Action Plan agreement between the Department of Ecology and the City of Anacortes will govern the cleanup. Activity will include the demolition of FWTP structures and completion of a remedial action to remove contaminated soil and achieve permanent source control.

Location of proposal: 14489 River Bend Road, Mount Vernon, Skagit County, Washington

Applicant/Proponent:

Fred Buckenmeyer, Public Works Director
City of Anacortes
P.O. Box 547
Anacortes, WA 98221
fredb@cityofanacortes.org
(360) 293-1919

Ecology has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

DETERMINATION OF NONSIGNIFICANCE

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This determination is based on a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request or from the dedicated website: <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=13264>

The comment period for this DNS corresponds with the comment period for the Consent Decree and draft Cleanup Action Plan which will end on June 30, 2021

Responsible official:

Robert Warren
Section Manager
Northwest Regional Office
Toxics Cleanup Program
(425) 649-7054

Signature:



Date:

May 19, 2021

This SEPA decision may be appealed in conjunction with an appeal on the underlying agency action.

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable:

Former Anacortes Water Treatment Plant Model Toxics Control Act (MTCA) Cleanup and Demolition (Project)

2. Name of applicant:

City of Anacortes (City)

3. Address and phone number of applicant and contact person:

Applicant:
Fred Buckenmeyer, Public Works Director
City of Anacortes
P.O. Box 547
Anacortes, WA 98221
(360) 293-1919
fredb@cityofanacortes.org

Contact:
Josh Jensen, Managing Environmental Planner
Anchor QEA, LLC
1201 3rd Avenue, Suite 2600
Seattle, WA 98101
(206) 903-3374
jjensen@anchorqea.com

4. Date checklist prepared:

March 2, 2021 (Review Draft)

5. Agency requesting checklist:

Washington Department of Ecology (Ecology)

6. Proposed timing or schedule (including phasing, if applicable):

The Project is expected to take approximately a year to complete, beginning in early 2022, or once all permits and approvals are obtained.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

There are no plans for future additions, expansions, or further activity related to or connected with this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- *Draft Cleanup Action Plan: Anacortes Former Water Treatment Plant* (Ecology 2021)
- *Final Feasibility Study* (Anchor QEA 2020)
- *Remedial Investigation Report* (Stantec 2019)
- *Evaluation of Potential Human Health Risks Associated with Contamination Identified in Building Materials at the Former Anacortes Water Treatment Plant* (Intertox 2017)
- *City of Anacortes Water Treatment Plant Hazardous Materials Assessment* (DLH 2015)
- *Geotechnical Data Report, Anacortes Water Treatment Plant, Mount Vernon, Washington* (Shannon & Wilson 2010)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no other known applications or proposals pending at this time that will directly affect the property area covered by this proposal.

10. List any government approvals or permits that will be needed for your proposal, if known.

- SEPA Determination – Ecology
- Demolition Permit – Skagit County
- Grading Permit – Skagit County
- Asbestos and Demolition Notification Approval – Northwest Clean Air Authority (NWCAA)
- Washington State National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit – Ecology

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The City operates and maintains the Anacortes Water Treatment Plant located on the Skagit River in Mount Vernon, Washington (Figures 1 and 2). The current facilities, which became operational in

2013, replaced the Former Water Treatment Plant (FWTP) that was constructed in 1970. The FWTP facilities that are still present on site include an Administration Building, a Sedimentation Basin, a Filtration Basin, and a Clear Well (Figure 2). During FWTP decommissioning activities in 2015, contaminants of potential concern (polychlorinated biphenyls [PCBs]) were found in exterior FWTP building materials (specifically, the exterior coatings on the Filtration and Sedimentation Basins) and in shallow soils immediately adjacent to the structures. The FWTP and areas where contamination has come to be located (i.e., shallow soils on the property), are referred to as the "Site." The Site is located entirely on the FWTP property.

In 2017, Intertox, Inc., conducted an evaluation of potential human health risks (Intertox 2017) associated with contamination at the FWTP and determined that no adverse health effects are likely to have occurred to customers, workers, or water plant visitors as a result of PCBs at the FWTP. A Remedial Investigation (RI) and Feasibility Study (FS) were subsequently completed at the Site in accordance with the MTCA. No impacts to groundwater have been identified and no samples of drinking water from the FWTP have contained detectable concentrations of PCBs.

To address soil contamination at the Site and achieve permanent source control, the Project includes demolishing FWTP facilities and completing a remedial action (soil removal; Figure 3) as described in the *Draft Cleanup Action Plan* (Ecology 2021). The structures that will be demolished to achieve the required source control include the Sedimentation Basin and the Filtration Basin. The Administration Building will also be demolished at the time of the source control and soil cleanup (Figure 3).

Administration Building

Prior to demolition of the Administration Building, mechanical equipment, electrical equipment, and any other materials will be removed. Asbestos abatement and removal of loose lead-based paint and any potentially hazardous materials associated with electrical equipment will be performed consistent with an approved abatement plan. Hazardous materials will be disposed of at an approved off-site Subtitle C landfill. The building will then be demolished to grade. Approximately 3,000 cubic yards (cy) of clean concrete and masonry will be crushed and beneficially reused on site as fill in the Sedimentation Basin.

Sedimentation and Filtration Basins

Prior to demolition of the Sedimentation and Filtration Basins, exterior basin coatings on the concrete walls of each structure will be removed by scarification to approximately 5 feet below grade and disposed off site at a Subtitle C landfill. Painted metal railings and interior equipment will also be removed and disposed off site. The basins will then be demolished to ground level; the subgrade basin walls and floors will generally be kept in place and backfilled to grade. Building materials (e.g., concrete) exceeding the MTCA Method A Unrestricted Land Use cleanup level for PCBs (cleanup level; 1 milligram per kilogram) will be disposed off site at a permitted landfill (Subtitle D). Clean concrete (i.e., concrete with PCB concentrations below the cleanup level) will be beneficially reused

on site as backfill in the below-grade portion of the Sedimentation Basin. The below-grade cells of the Clear Well, which extend beneath the Filtration Basin, do not contain PCBs and will not be demolished.

Soil Remediation and Site Restoration

The MTCA remedial action includes excavation and off-site disposal soils containing PCBs above the cleanup level. As described in the *Draft Cleanup Action Plan* (Ecology 2021), the remedial action will remove and dispose of approximately 260 cy of contaminated soil that surrounds the Sedimentation and Filtration Basins. Due to the shallow extent of Site soils that exceed the PCB cleanup level (up to approximately 1 foot below ground surface), no shoring or water management is anticipated during soil removal. Soils will be characterized and disposed off site in a Subtitle D landfill, consistent with all applicable laws and regulations.

The excavated area will be backfilled and regraded with a total of approximately 16,000 cy of clean fill material. Some of the fill will be imported clean backfill, and some of the fill may be clean aggregate materials collected from on site. Compliance monitoring will be performed following the soil removal action to verify that cleanup standards have been achieved. Table 1 includes a summary of grading activities.

Project Best Management Practices

Best management practices (BMPs) have been incorporated into the Project to avoid or minimize the potential for environmental impacts. The following management practices will be implemented to avoid or minimize environmental impacts prior to the commencement of work:

- Applicable permits for the Project will be obtained prior to construction. Work will be performed according to the requirements and conditions of these permits.
- The contractor will be responsible for the preparation and implementation of a Spill Prevention, Control, and Countermeasures (SPCC) Plan to be used for the duration of the Project, which will include spill prevention, control, and response BMPs.
- The contractor will supply a Temporary Erosion and Sediment Control Plan (TESC) and/or a Construction Stormwater Pollution Prevention Plan including BMPs to prevent erosion and sediment-laden runoff from leaving the Site.
- Tenting and scaffolding may be installed at demolition locations to trap dust particulates and prevent fugitive dust from leaving the construction perimeter during scarification and demolition activities.
- Trucks transporting disposal materials will be covered to reduce particulate emissions during transport.
- Construction trucks will be routed away from residential and business areas where practicable.
- Exposed soils and demolition debris may be sprayed with water or other dust palliatives to reduce emissions and deposition of particulate matter.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Project is located at 14489 River Bend Road in Mount Vernon, Skagit County, Washington.

Skagit County Assessor's parcel number: P21669

Legal description: (9.9300 ac) DK 17: GOVERNMENT LOT 4, SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LESS TAX 25 44

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one) Flat rolling, hilly, steep slopes mountainous, other:

The Project area is located in a relatively flat area, with the Skagit River bend located directly to the west of the property and agricultural lands to the north and east.

b. What is the steepest slope on the site (approximate percent slope)?

The property is generally flat. The steepest slope, which occurs in a limited portion of the Project area, is 40%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Native soils in the Project area consist of moderately well-drained Pilchuck variant fine sandy loam, Field silt loam, and protected soils (USDA 2021). Approximately 8.5 to 16.5 feet of fill consisting primarily of gravel and sand exists on top of the native soil. Soil will not be removed from any agricultural land of long-term commercial significance.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Soils on the property are stable and have low susceptibility to erosion (USDA 2021). The property has approximately 8.5 to 16.5 feet of fill material on top of the native soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 260 cy of soil with concentrations above the PCB cleanup level will be removed from the affected area covering approximately 7,300 square feet. Areas of disturbed soils at the Site from all activities for the duration of the Project will total approximately 15,000 square feet. Approximately 16,000 cy of clean fill material sourced from a combination of imported fill and clean aggregate material collected from on site will be used to backfill and regrade the excavated area.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion is unlikely to occur from the Project. The Project includes ground-disturbing activities such as excavation and filling, affecting an area of approximately 15,000 square feet. Though erosion is unlikely, BMPs will be followed to protect against erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

There will not be a significant net change in impervious surface area from this Project. Impervious surfaces within the Project area currently include the existing FWTP structures. The above-ground portions of these structures will be demolished as part of the Project and will be replaced with aggregate materials in some areas at the surface. No new impervious surfaces will be added by this Project.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Imported fill material necessary to complete the Project will be clean and obtained from an approved source. The backfill material will be verified to be in compliance with specifications suitable for its intended use. BMPs described in Section A.11 will be implemented during construction, including implementation of a TESC Plan, to minimize erosion from the Project. Upon completion of backfill and grading, exposed soil in the affected area will be stabilized by seeding or similar measures, as appropriate.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Large machinery associated with demolition and excavation activities such as cranes, loaders, and trucks may emit exhaust gases. These emissions will be temporary in nature and generally of short duration; therefore, no long-term adverse effects on local air quality are anticipated. Fugitive dust may also be emitted during demolition and excavation activities proposed as part of the Project but will be controlled using the BMPs described in Section A.11; dust monitoring will also be performed for the duration of the Project. No emissions will be emitted by the Project once it is completed.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No. There are no known off-site sources of air emissions that will affect the Project.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

Dust control and suppression BMPs to avoid or minimize fugitive dust generated from demolition of concrete and masonry will be implemented during construction as described in Section A.11 and Section B.2.a. Additional BMPs may be employed by the contractor as needed during construction to avoid or minimize potential air quality impacts.

3. Water

- a. Surface Water**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

The Project is located near the Skagit River.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No. The Project will not take place over, in, or adjacent to (within 200 feet) the Skagit River.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

No fill or dredge material will be placed in or removed from surface waters or wetlands as part of the Project.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No. The Project will not require surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The Site is located within the Skagit River 100-year floodplain designated as Zone A21 by the Federal Emergency Management Agency (FEMA 1985). However, the Site is protected from flood waters by an existing levee system adjacent to the river.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No. The Project does not include any discharges to surface waters.

b. Ground Water

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

No. No groundwater will be withdrawn as part of the Project.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No waste material will be discharged to groundwater as part of the Project.

c. Water Runoff (Including Stormwater)

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Stormwater runoff that occurs during construction will either infiltrate into the ground or will remain relatively localized within the Project area due to the flat topography. Any stormwater runoff that is impacted by construction activities will be captured and disposed of off site or treated and discharged consistent with the conditions of the NPDES construction stormwater general permit obtained for the Project.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

No. No waste materials will be discharged to ground or surface water from the Project.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

The Project will remove some of the existing impervious surfaces within the footprint of the FWTP but will not otherwise alter or otherwise affect drainage patterns in the vicinity of the Site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The proposed Project will comply with water quality requirements contained within the NPDES Construction Stormwater General Permit obtained for the Project. Contractors will be responsible for the preparation of an SPCC Plan to be used for the duration of the Project to safeguard against the nominal chance that an unintentional release of fuel, lubricants, or hydraulic fluid from the construction equipment could occur. Other BMPs will be implemented during construction as described in Section A.11 to avoid or minimize potential impacts to nearby surface waters, groundwater, runoff water, and drainage patterns.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs – sparse non-native species
- grass – sparse non-native grasses
- pasture
- crop or grain

- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

Vegetation commonly found in the Project area includes maintained grass lawn, landscaping shrubs planted next to Filtration Basin walls, and a mature ornamental tree, which functions as landscaping vegetation. The site is typical of disturbed commercial properties with no native vegetation remaining. The area of affected soil proposed for excavation is covered with common commercial grass species.

b. What kind and amount of vegetation will be removed or altered?

Non-native grass will be removed along with the underlying impacted soils within the excavation footprint. No native trees or shrubs will be removed or altered as part of this Project.

c. List threatened and endangered species known to be on or near the site.

No listed plant species are known to be on or near the Site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The affected area will be replanted with a suitable grass species to aid in mitigation and to return the area to a state similar to its state prior to the work.

e. List all noxious weeds and invasive species known to be on or near the site.

No noxious weeds or invasive species are known to be on the Site.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include the following:

Birds: hawk, heron, eagle, ,

Mammals: , bear, elk, beaver,

Fish: bass, , , herring, shellfish,

Washington Department of Fish and Wildlife Priority Habitat and Species maps identify portions of the Project property as winter resting and feeding habitat for the trumpeter swan (*Cygnus buccinator*) (WDFW 2021). This mapped habitat is northeast of the Project area and will not be

altered by the Project. Due to the size of the mapped feeding and resting area, it is unlikely that Project activities will have an impact on the species.

The nearby Skagit River provides habitat for fish species, including a variety of salmonid species such as Chinook salmon (*Oncorhynchus tshawytscha*), pink salmon (*O. gorbuscha*), chum salmon (*O. keta*), sockeye salmon (*O. nerka*), coho salmon (*O. kisutch*), dolly varden/bull trout (*Salvelinus malma/S. confluentus*), steelhead trout (*O. mykiss*), and cutthroat trout (*O. clarki*) (WDFW 2021). The Project does not include any in-water work and will not affect fish species that utilize the Skagit River.

b. List any threatened and endangered species known to be on or near the site.

Information regarding federal- and state-listed sensitive and candidate species under the Endangered Species Act was obtained from the U.S. Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS) websites (NOAA 2021; USFWS 2021), which include species listed or proposed for listing by USFWS or NMFS. The following list provides species that have the potential to be in the vicinity of the Project site:

- Dolly varden/bull trout
- Puget Sound Evolutionarily Significant Unit Chinook salmon
- Puget Sound Distinct Population Segment steelhead trout

No in-water work is proposed as part of the Project, and the Project will not affect the fish species listed above. The Project area also does not contain suitable habitat for listed terrestrial species (gray wolf [*Canis lupus*], marbled murrelet [*Brachyramphus marmoratus*], streaked horned lark [*Eremophila alpestris strigata*], yellow-billed cuckoo [*Coccyzus americanus*], and Oregon spotted frog [*Rana prestiosa*]), as it is commercially developed and is highly disturbed.

c. Is the site part of a migration route? If so, explain.

The Project area is within the Pacific Flyway for migratory birds. Migratory species of geese and ducks can be found along the shorelines of Skagit River throughout the year. Juvenile and adult salmonid species also utilize the Skagit River for migration.

The Project does not include any in-water work and will not affect migratory fish species that utilize the Skagit River.

d. Proposed measures to preserve or enhance wildlife, if any:

The Project area is of a little to no use to wildlife and is mainly comprised of concrete buildings (filtration and sedimentation basin buildings) and open areas maintained for commercial use surrounded by a tall security fence.

- e. **List any invasive animal species known to be on or near the site.**

There are no known invasive animal species on or near the Project site.

6. Energy and Natural Resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

The completed Project will not create any energy needs.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No. The completed Project will not affect the potential use of solar energy.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

Construction practices that encourage efficient energy use, such as limiting idling equipment and locating staging areas near work areas, will be implemented to the extent practicable. The completed Project will not have any energy impacts.

7. Environmental Health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

The existing concrete FWTP Filtration and Sedimentation Basins have thin exterior coatings that contain PCB concentrations above the cleanup level under the MTCA. Shallow soils immediately adjacent to these structures also contain PCB concentrations above the cleanup level. All building materials and soils with PCB concentrations that exceed the cleanup level will be removed and properly disposed of off site as part of the Project. Any dust and debris generated during demolition and cleanup activities will be controlled using the BMPs described in Section A.11. Spills of fuel or oil from operating equipment will also be prevented and controlled using BMPs.

- 1) **Describe any known or possible contamination at the site from present or past uses.**

Coated exterior concrete walls of the FWTP Sedimentation and Filtration Basins are the source of PCB contamination identified in shallow soils adjacent to these structures. The Project will eliminate the

source of contamination by removing the coatings from the affected walls, demolishing the remaining above-grade structures, and removing all PCB-impacted soils for off-site disposal at an approved and appropriately regulated landfill.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no existing hazardous chemicals or conditions that might affect the Project development or design. The proposed cleanup actions will remove known soil contamination and its sources at the Site.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Large machinery that use petroleum products such as oil, hydraulic fluids, and diesel will be present; however, the Project will not store or produce these substances. The Project will follow BMPs in the operation of machinery using petroleum products.

4) Describe special emergency services that might be required.

Hazards will be limited to those encountered during construction. Workers will be properly trained for work at the Project; proper construction methods, personal protective equipment, and safety equipment will be used, and BMPs will be implemented and followed.

5) Proposed measures to reduce or control environmental health hazards, if any:

Environmental health hazards will be limited to those encountered during construction and will be controlled through Project construction plans (such as the SPCC Plan), as well as health and safety plans. Demolition, transport, and disposal will be performed in compliance with applicable permitting and legal requirements intended to prevent releases of potentially contaminated material. BMPs will be implemented during construction as described in Section A.11 to reduce or control environmental health hazards, including the implementation of fugitive dust control measures during construction. Workers will be properly trained and property construction methods, personal protective equipment, and safety equipment will be used.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

None.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

All noise generated by the Project will be short-term in duration and generated from construction equipment. Construction noise will primarily be emitted from the Site on weekdays during daylight hours; however, some construction during weekends or nights may be required. There are no sensitive noise receptors at or near the Project site. The completed Project will not generate any noise.

- 3) Proposed measures to reduce or control noise impacts, if any:**

The Project will follow local noise control regulations.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The property is currently used by the City to operate a municipal water treatment plant. The FWTP, which is not in use, is also located on the property. The property is adjacent to agricultural fields and a commercial plant nursery. The proposed Project will not affect land uses on nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No. The property has been used by the City to operate a water treatment plant since 1970 when the FWTP was constructed. The Project will not add or remove agricultural lands from production.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

No. The Project will not be affected by surrounding farm operations.

c. Describe any structures on the site.

The buildings on the property include the decommissioned FWTP facilities and the current water treatment plant facilities. The FWTP facilities include the following:

- Administration Building: 8,700 square feet
- Sedimentation Basin: 22,300 square feet
- Filtration Basin: 7,100 square feet
- Clear Well: 3,500 square feet

The Administration Building is a two-story building predominantly constructed of concrete and masonry. It previously housed the offices, machinery, electrical equipment, pump room, and monitor/control interfaces for the FWTP. The Sedimentation Basin was constructed to be a component of the water purification process and functioned as a first step in removing large particulate matter from water pumped from the Skagit River; the Filtration Basin and Clear Well served to further purify the drinking water. The current water treatment plant is not included as part of the Project.

d. Will any structures be demolished? If so, what?

The Project includes demolition of the FWTP Administration Building, Filtration Basin, and Sedimentation Basin. Because a portion of the Filtration and Sedimentation Basin structures are below ground level, they will need to be backfilled to grade following demolition of the above-ground portions of the structures.

e. What is the current zoning classification of the site?

The site is zoned by Skagit County as Agricultural – Natural Resource Lands (Ag-NRL).

f. What is the current comprehensive plan designation of the site?

The Skagit County Comprehensive Plan designation for the site is Agricultural – Natural Resource Lands (Ag-NRL).

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable. The Project does not take place within 200 feet of the Skagit River shoreline.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The Project area is located within the Skagit River floodplain, which is designated as a Frequently Flooded Area per Skagit County Code Chapter 14.24, Critical Areas Ordinance.

i. Approximately how many people would reside or work in the completed project?

None. The Project will not change existing levels of employment after completion.

j. Approximately how many people would the completed project displace?

The Project will not displace any people.

k. Proposed measures to avoid or reduce displacement impacts, if any:

No displacement will occur as part of the Project; therefore, no measures are proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The Project is consistent with local land uses and plans. There is no change in the use of the property.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

There are no designated agricultural or forest lands of long-term commercial significance within the Project area.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The Project will not create any housing units.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

The Project will not eliminate any housing units.

- c. Proposed measures to reduce or control housing impacts, if any:**

The Project will not displace any housing units; therefore, no measures are proposed to reduce or control housing impacts.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

No new structures are proposed as part of the Project.

- b. What views in the immediate vicinity would be altered or obstructed?**

The Project will not alter or obstruct views in the immediate vicinity.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

The Project is not expected to impact aesthetics in the area; therefore, no measures are proposed to reduce or control aesthetic impacts.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Temporary work lighting may be used to provide a safe work environment during hours of darkness or low-light conditions. Temporary work lighting is anticipated to be localized and short-term in duration. The completed Project will not produce any light or glare.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

No. The finished Project will not create any light or glare that would create a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?**

None. There are no known sources of off-site light or glare that may affect the proposed Project.

d. Proposed measures to reduce or control light and glare impacts, if any:

No measures are proposed to reduce or control light and glare impacts.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

The Skagit River is used for fishing, wildlife observation, and public water access. Access to the Project area is restricted and is not accessible to the public. Therefore, no recreational opportunities are available within the Project area.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No. The Project will not displace recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No impacts on recreation are anticipated, and no measures are proposed.

13. Historic and Cultural Preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

The three buildings scheduled for demolition (i.e., the Sedimentation Basin, Filtration Basin, and Administration Building) are older than 45 years; these structures were built in 1970. The structures have been evaluated by a qualified professional historian and are recommended eligible for listing in the National Register of Historic Places. Mitigation for impacts to the buildings will consist of recordation at the "intensive" level, as described in the Department of Archaeology and Historic Preservation's Historic Building Survey and Inventory Guidelines.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

An archaeological survey was conducted on the property in 2010 including subsurface shovel probes and the use of geotechnical data. The survey concluded that "potential for the presence of cultural resources within the APE is considered to be low, based on geologic evidence of regular flood events

and the modification of the landscape during the late 20th century construction of the existing treatment plant” (Schumacher and Hartmann 2010).

Another survey was conducted adjacent to the property for rehabilitation of the levee along the Skagit River (Dailide 2015). The survey, which did not include subsurface testing, concluded that the landform was highly disturbed and that the levee itself was not eligible for listing on preservation registers.

Although the project vicinity is described in the statewide predictive model as having elevated potential for archaeological resources, the project location is low-lying, inside a meander bend of the Skagit River, and would have been frequently flooded prior to construction of levees.

The nearest archaeological site is 45SK117, the historic town of Avon, 0.3 mile north and across the river from the project area. Precontact sites in the region are generally (though not exclusively) located on higher ground or on sloughs removed from the main channel of the Skagit River. Nearby examples include 45SK125, a reported precontact and protohistoric residence and fishing area on a small knoll that appears to be a natural levee feature 2.2 miles west of the project area, and 45SK372, a precontact and historic village site on Gages Slough about 1.5 miles northeast of the project area.

While there is evidence of intensive Native American and historic use of the Skagit River delta, archaeological potential in the project area is low due to the low-lying landform in proximity to the main channel of the Skagit River and the extensive previous disturbance for construction of the existing infrastructure.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

The Project was reviewed by an archaeologist and a historian meeting the U.S. Secretary of the Interior’s professional qualifications standards in their respective disciplines. Research included review of records in the WISAARD online database, aerial photos, historic maps, and other sources.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

No impacts on cultural resources are anticipated, and no mitigation is proposed.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The Site can be accessed from Interstate 5, south on Freeway Drive, and then west on River Bend Road. The water treatment plant is not accessible to the public, and security clearance must be given to visitors accessing the Site.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Public transit does not serve the Site. The nearest stop is approximately 1.5 miles east of the Site on Freeway Drive and River Bend Road.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

None. The Project will not affect parking.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No. The Project will not require new or improved roadways.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No. The Project will not use or affect water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

None. The completed Project will not generate any vehicular trips. Any vehicular traffic will be generated by short-term construction activities and will be temporary in nature. The amount of construction traffic and peak traffic times will be a function of the selected contractor's operations plan, the amount of material that needs to be managed on site, and the availability of transport routes and sources of material to be exported and imported to the Project location. Following completion of construction, there will be no net change in traffic from the Project.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No. The Project will not affect or be affected by the movement of agricultural or forestry products on roads within the vicinity.

h. Proposed measures to reduce or control transportation impacts, if any:

Temporary construction traffic related to the Project will be limited to the extent practicable. As described in the BMPs in Section A.11, construction trucks will be routed away from residential and business areas where practicable to reduce or control potential temporary transportation impacts.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No. The Project will not result in the need for additional public services.

b. Proposed measures to reduce or control direct impacts on public services, if any:

No measures are proposed to reduce or control impacts on public services.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No new utilities are proposed or needed as part of this Project.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

A handwritten signature in blue ink, appearing to be 'Fred Buckenmeyer', with a long horizontal line extending to the right.

Signature:

Name of Signee: Fred Buckenmeyer

Position and Agency/Organization: Director of Public Works, City of Anacortes

Date Submitted: 4/1/2021

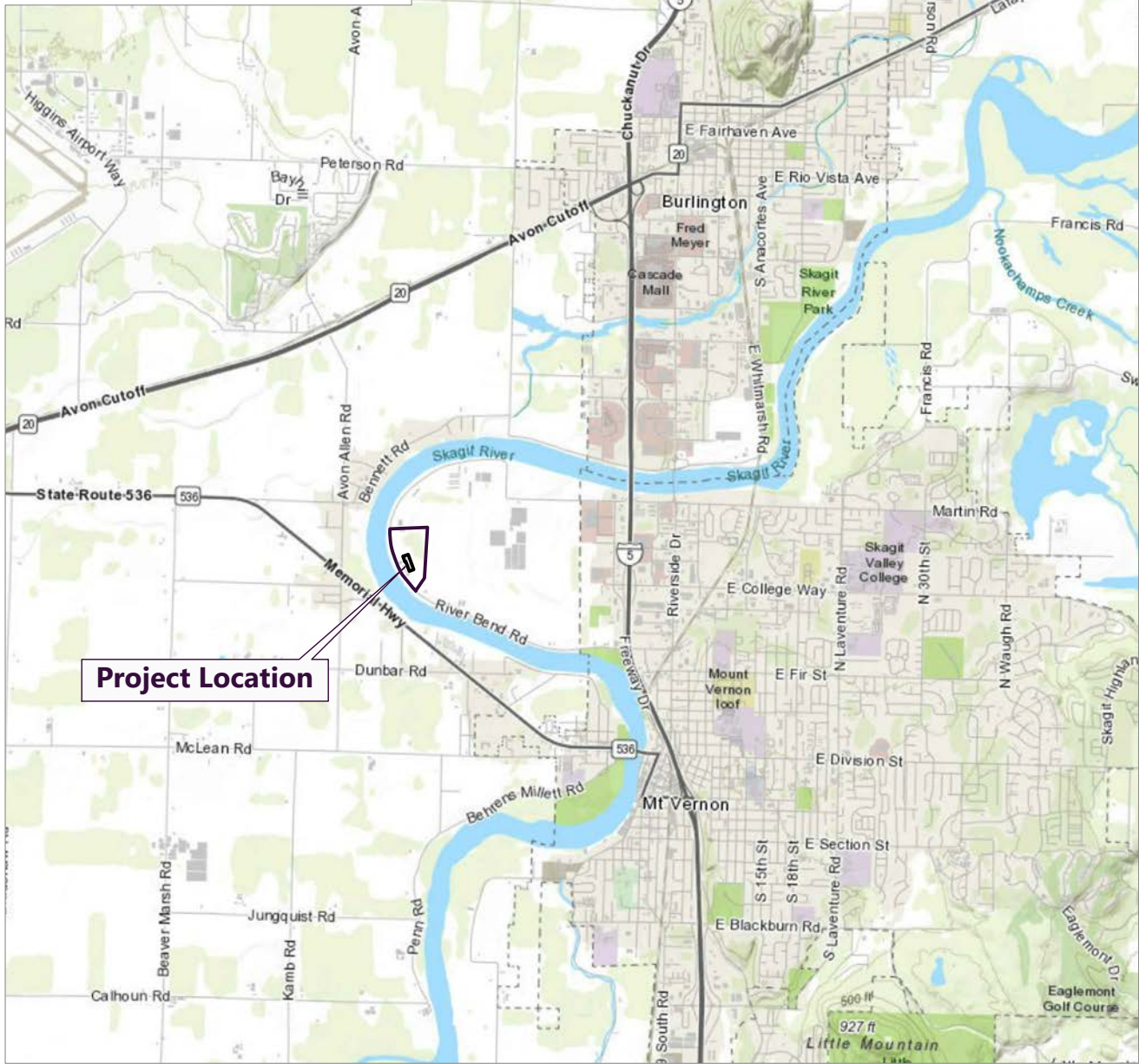
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Figures

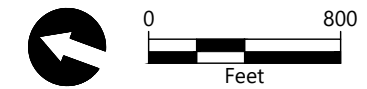
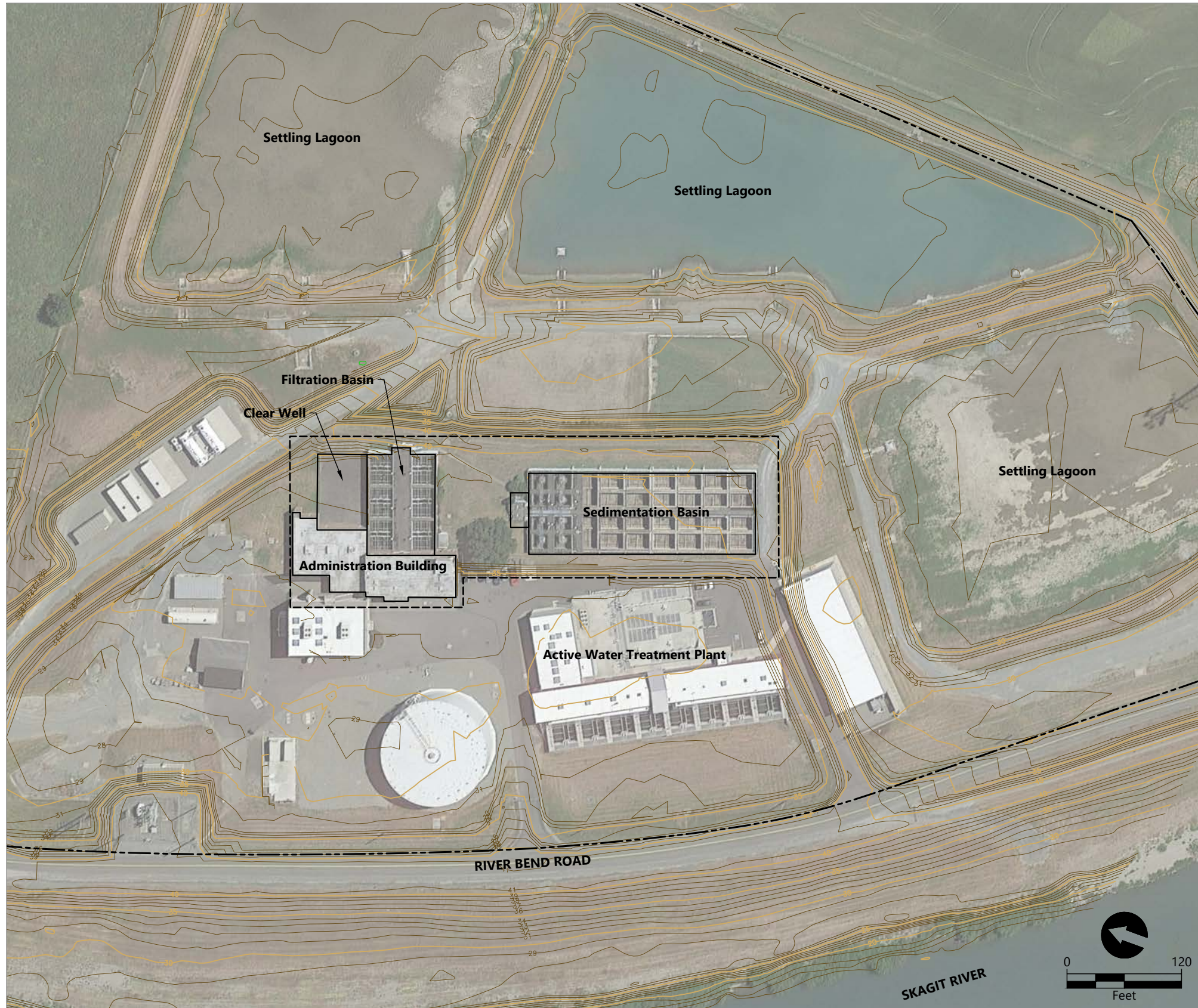


SOURCE: Esri, et al



Figure 1
Vicinity Map

Former Anacortes Water Treatment Plant MTCA Cleanup and Demolition
City of Anacortes

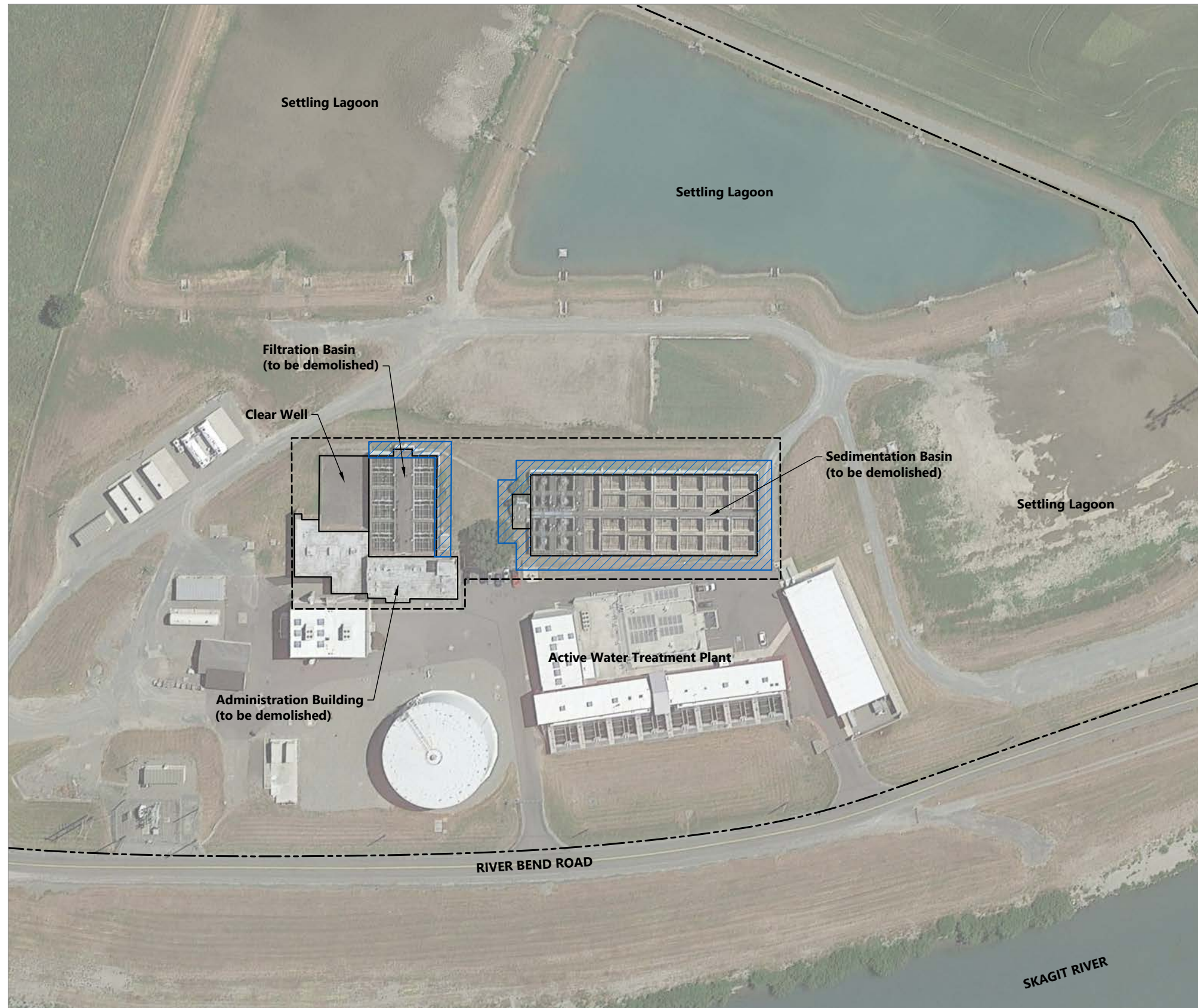


LEGEND:

- Existing Topography (1' Interval)
- Property Boundary
- Site Boundary
- Former Water Treatment Plant

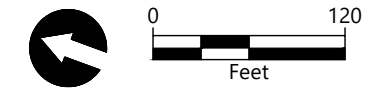
Property Owner: City of Anacortes
Address: 14489 River Bend Road,
 Mount Vernon, WA 98273
Parcel Number: P21669
Legal Description: (9.9300 acres) DK 17; GOVERNMENT LOT 4, SECTION 13,
 TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LESS TAX 25 44

SOURCE: Property boundary digitized from Skagit County Assessor website,
 August 20, 2020.
HORIZONTAL DATUM: Washington State Plane North Zone, North American
 Datum of 1983 (NAD83), U.S. Survey Feet



LEGEND:

- Property Boundary
- Site Boundary
- Former Water Treatment Plant
- //// Potential Soils Excavation (approximately 1-foot below grade)



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 Mount Vernon, WA 98273
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