

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
 Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION			
Project Title	Geddes Marina Remediation Shoreline Permit	File No.	PA22-001
Detailed Project Description	The applicant is requesting State Environmental Policy Act (SEPA) review, Floodplain Permit approval and approval for a Shoreline Substantial Development Permit in order to cap and fill the former Geddes Marina boat basin and outlet channel to an elevation above the ordinary high water level. The project also includes rerouting the City's downtown stormwater conveyance system via a conveyance pipeline and energy dissipation structure to the revised channel location along the western edge of the Geddes Marina site. The conveyance channel will discharge to Ebey Slough near the southwest corner of the site. Onsite wetland buffer restoration, consistent with requirements of the Marysville Municipal Code, is also proposed.		
Site Address	1304 & 1326 First Street	APN(s)	30053300202700; 30053300202500; 30053300202900; 30053300203100.
Legal Description	Portion of Section 33, Township 30N, Range 5E. See title report (Exhibits 13 & 14) for full legal descriptions.		
	OWNER	APPLICANT	CONTACT
Name	City of Marysville	City of Marysville – Public Works	Steven Miller, P.E., Senior Project Manager
Address	501 Delta Avenue	501 Delta Avenue	501 Delta Avenue
City, State, ZIP	Marysville, WA 98270	Marysville, WA 98270	Marysville, WA 98270
THRESHOLD DETERMINATION			
Lead Agency	<input checked="" type="checkbox"/> City of Marysville		
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input type="checkbox"/> There is no comment period for this DNS</p> <p><input type="checkbox"/> This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.</p> <p><input type="checkbox"/> This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by:</p> <p><input checked="" type="checkbox"/> This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: October 30, 2023</p>			
SEPA CONTACT			
Name	Chris Holland	Title	Planning Manager
Phone	360.363.8207	E-mail	cholland@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	CD Director
Address	501 Delta Avenue, Marysville, WA 98270		



Haylie Miller, Community Development Director

October 16, 2023

Date

ENVIRONMENTAL IMPACTS

The proposed grading of the property could result in the following adverse environmental impacts.

- | | |
|-----------|--|
| 1. | Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction. |
| 2. | Increase in noise, dust, light and glare from construction activity. |
| 3. | Temporary increase in vehicular traffic on First Street, State Avenue, and other City streets in the vicinity. |
| 4. | Temporary and permanent impacts to the shoreline and critical areas. |

MITIGATION MEASURES

The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity.

- | | |
|-----------|--|
| 1. | <p>Consistent with the <i>Cultural Resources Survey</i> prepared by Robert Kopperl, Ph.D., R.P.A. dated March 6, 2019, archaeological monitoring should occur for any project component within the overall project area entailing anticipated ground disturbance below the depth of fill. The archaeological monitoring should be conducted by a professional archaeologist under an agreed upon Monitoring and Discovery Plan with clear protocols to follow in the event of the discovery of archaeological material or human remains. An Inadvertent Discovery Plan (IDP) should be prepared, implemented, and followed in the event of discovery of archaeological material or human remains while a monitor is not present for any element of project construction.</p> <p>If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist should document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes shall be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation may be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.</p> |
| 2. | Prior to any ground disturbing activities or vegetation removal, the applicant shall obtain all necessary State and Federal authorizations for the proposed direct permanent and temporary wetland impacts. |

APPEALS

- This MDNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 14 day appeal period on the MDNS that commences from the date the MDNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$2,500, and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4 p.m., **October 30, 2023**. The appeal must contain the items set forth in MMC 22G.010.530.
- There is no agency appeal.

DISTRIBUTION

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> LD (S. Whitney) <input checked="" type="checkbox"/> Parks <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> PUD No. 1 (electric) <input checked="" type="checkbox"/> Ziplly <input checked="" type="checkbox"/> Comcast	<input checked="" type="checkbox"/> US Army Corps of Engineers <input checked="" type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE <input checked="" type="checkbox"/> WDFW <input checked="" type="checkbox"/> WUTC	<input checked="" type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works	<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Everett Herald

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

Former Geddes Marina - Remedial Action Capping Project

2. Name of applicant:

City of Marysville, Washington

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

Kari Chennault, City of Marysville, 80 Columbia Avenue, Marysville, Washington 98270, 360.363.8277

4. Date checklist prepared:

September 1, 2016

5. Agency requesting checklist:

City of Marysville, Washington

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

The remedial capping is expected to ~~occur~~ begin in the Spring of ~~2017~~ 2023 and be completed in the Fall of 2024.

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

No additions, expansions or further activity is anticipated associated with this specific remediation action project. ~~Future uses for the site will be identified based on regulatory approvals of the remediation processes. Once the remediation action is complete, the City will expand the adjacent Ebey Waterfront Park use onto the Geddes Marina site. The City plans to improve and expand park facilities on the Geddes Marina site by constructing new park facilities in the future. Future park facilities and other improvements would be evaluated and approved through a separate regulatory process.~~

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

Following are reports describing past characterization activities and findings associated with the subject project:

- UST Site Assessment Letter Report prepared by The Riley Group, Inc. for Mr. Ed Geddes of Geddes Marine Sales dated April 10, 2000.
- Underground Storage Tank Excavation Soil Sampling Results Letter Report prepared by Shannon & Wilson, Inc. for Mr. Ed Geddes of Geddes Marine Sales dated July 18, 2000.
- Phase I Environmental Site Assessment prepared by Associated Earth Sciences, Inc. for City of Marysville dated June 25, 2010.
- Phase II Environmental Site Assessment prepared by Associated Earth Sciences, Inc. for City of Marysville dated June 25, 2010.
- Focused Site Assessment Report prepared by Maul Foster & Alongi, Inc. for City of Marysville dated October 28, 2015.
- Archaeological Survey and Assessment for the Proposed Geddes Marina Redevelopment prepared by Camille A. Mather, dated March 12, 2015.

- Revised Brownfields Cleanup Cooperative Agreement Work Plan, dated June 15, 2016.
- Geotechnical Feasibility Investigation, prepared by John R. Gillaspay of MTC, dated March 23, 2015.
- Draft Remedial Investigation and Feasibility Study Report: Former Geddes Marina Property prepared by Maul, Foster, and Alongi, Inc. 2020.
- Cultural resources survey for the Ebey Waterfront Park Expansion project, City of Marysville, Snohomish County, Washington. Prepared by Robert Kopperl, Ph.D., R.P.A., WillametteCRA dated 2019.
- Biological Assessment for the Geddes Marina Phase 2 Remediation Project. Prepared by Parametrix, dated December 2021.
- Draft Geotechnical Data Report: Geddes Marina Phase 2 Remediation. Prepared by HWA Geosciences, Inc. dated December 3, 2021.
- Critical Areas Report for the Geddes Marina Phase 2 Remediation. Prepared by Parametrix, Inc. dated December 2020.

All of the above information should be on file with the Department of Ecology (Ecology) and City of Marysville.

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.

The City has issued permits and approvals for the Downtown Stormwater Treatment Project (DSTP), which abuts the Phase 2 remediation area. Portions of the site associated with the existing and future stormwater conveyance systems overlap. The City has coordinated the two projects to avoid regulatory or construction conflicts.

In 2019 the City formally submitted materials for City land use, shoreline, and SEPA approvals and Clean Water Act Section 404/401 permits for a proposed Ebey Waterfront Park Expansion. The expansion included parcels also covered by the Geddes Phase 2 Remediation Project proposal. These application have been formally withdrawn. New and expanded park facilities and other improvements, if proposed in the future, would be evaluated and approved through a separate regulatory process.

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

Following are pending governmental approvals that are anticipated associated with the property:

- NPDES Construction Stormwater Permit, Ecology - Planned
- Shoreline Permit, City of Marysville - Pending
- ~~Nationwide Permit 38~~ Clean Water Act Section 404 Individual Permit, Corps of Engineers – Planned-Pending
- Clean Water Act Section 401 Individual Water Quality Certification, Ecology - Pending
- Hydraulic Project Approval, WDFW - Planned
- Grading Permit, City of Marysville - Planned
- Section 106 Compliance, DAHP – ~~Planned~~ Pending
- Section 7 ESA Compliance, USFWS/NMFS - Pending

Permits/approvals required during construction, including utility, street/sidewalk use or any similar as required by the City of Marysville.

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.)

In August, 2016, the City of Marysville, utilized a Brownfields Cleanup Cooperative Agreement Work Plan to cap the site surface areas with a clean soil material with a protective geotextile fabric barrier underlying the capping material.

In an effort to follow the recommendations in the Focused Site Assessment Report and Implementation (Maul, Foster, and Alongi, 2015) and the Draft Remedial Investigation and Feasibility Study Report: Former Geddes Marina Property (Maul, Foster, and Alongi, 2020), the City of Marysville plans to complete a remedial action on the marina portions of the subject property by placing a minimum of a 6-inch cap to isolate the bulk of containments from the benthic macroinvertebrates that inhabit surface sediments. The cap would be composed of a clean sandy material and would cover the entire lagoon bottom to isolate contaminants and promote recovery. capping impacted sediment within the former boat basin and outlet channel to an elevation above the ordinary high water mark (OHWM) of the basin with imported clean fill material.

A stabilizing layer consisting of a geogrid will be placed on top of the existing inundated sediment to allow for construction and to reduce uneven settling and consolidation of the proposed cap layer. Approximately 5 to 8 feet of clean, imported fill and a 1-foot-thick stabilization layer made of a geotextile liner and rock will be used to cap impacted sediments to bring the final grade above the OHWM. Additional fill material will be placed to extend the fill to the top of the existing top of bank of the former boat basin to be even with the remaining site.

The City's downtown stormwater conveyance system currently discharges into the northern portion of the former boat basin south of First Street. Stormwater discharging from the City's Downtown Stormwater Treatment facility will be rerouted via a conveyance pipeline and energy dissipation structure to a conveyance channel constructed along the western edge of the Geddes Marina site. The conveyance channel will discharge to Ebey Slough near the southwest corner of the site.

The conveyance channel will be tidally influenced and will be designed to mimic a natural tidal channel to conform with the City's Shoreline Management Act policies and regulations. The remediation project includes onsite buffer restoration as required by City of Marysville Critical Areas code. Mitigation for wetland impact will be provided by applying credits from the City's Qwuloolt Advanced Wetland Mitigation site.

The environmental remedial action will mitigate the potential for future impact to human health and the environment by addressing site contaminants that exceed associated Model Toxics Control Act (MTCA) cleanup levels for unrestricted land use.

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 location address is 1326 First Street, Marysville, WA 98270, located in Section 33 of Township 30 North and Range 5 East of the Willamette Meridian.

B. Environmental Elements [HELP]

1. Earth [help]

a. General description of the site:

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

The site, which is a few feet above mean sea level, is generally flat and contains a roughly rectangular existing lagoon, which was the former marina boat basin, that is proposed to be capped.

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

The steepest slope of the site is a 1:1 slope along the upland borders with the on-site boat basin lagoon and Ebey Slough to the south.

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.

According to the Geologic Map of the Marysville quadrangle, the subject property and vicinity are underlain by Quaternary younger alluvial and estuarine deposits. These deposits consist of "stream-laid stratified sediment containing sand, silt, and clay with considerable amounts of organic matter." Subsurface investigation of the subject property have confirmed this and indicated the presence of fill comprising silt, sand, gravel, and crushed shells with organic peat materials and woody debris to approximately 12 feet below ground surface.

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

A geotechnical assessment of the site indicated that the upper 12 feet of uncontrolled fill comprised with high organic matter content would likely not meet bearing capacity for structural support of traditional buildings, and that liquefaction susceptibility is significant.

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.

An estimated amount of ~~40,404 CY~~ 16,000 CY of material are proposed to cap the marina. An additional amount of 7,500 CY of clean soil material will be placed fill to make the remediation area and adjacent areas even with the remaining site. The total amount of fill is anticipated to be approximately 23,000 CY. Construction of the conveyance channel and restoration of the shoreline along Ebey Slough is anticipated to result in 3,500 cubic yards of excavation. The cap material will be sourced from a commercially available site. The clean soil used to fill the remainder of the site will be from an existing City stockpile to be staged on site prior to the initiation of the remediation work.

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

Erosion of disturbed soils could occur during a rain event if appropriate controls are not in place; however, a stormwater pollution prevention plans (SWPPP) specific to the construction activities will be created, and appropriate controls specified in the construction plan set will mitigate the potential for erosion.

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

~~Impervious surface area at the property will not be reduced as a result of the remedial action. The project will not create additional impervious surface.~~—All areas of proposed work will result in pervious surfaces.

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

Appropriate best management practices (BMPs) consistent with the NPDES Construction Stormwater Permit will be implemented during site activities to reduce erosion potential.

2. Air [\[help\]](#)

- 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.

Vehicle-related emissions are expected consistent with modern construction equipment necessary to perform the interim remedial action. Dust-related emissions will be controlled using water. After construction, very little emissions are expected. The disturbed areas of the site will be entirely encapsulated under a vegetated surface.

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

None known.

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

Construction equipment will arrive on site and be maintained in good working order throughout completion of fieldwork. Dust control will be provided through watering of the site.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 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.

Yes, the marina site in question drains via a derelict tide gate and outlet channel into Ebey Slough, which discharges to the Puget Sound.

- 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.

Yes, the proposed capping work is planned to occur in the marina, adjacent to Ebey Slough as previously described.

- 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.

An estimated ~~10,104 CY~~ 16,000 CY of clean fill material, source TBD, is planned to be placed in the marina as a remedial action. Construction of the conveyance channel and restoration of the shoreline along Ebey Slough is anticipated to result in 3,500 cubic yards of excavation. The cap material and clean sand and gravel placed along the shoreline will be sourced from a commercially available site.

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

No surface water is planned to be withdrawn ~~or diverted~~ associated with this project. The Work area will be isolated from Ebey Slough during construction and work along the shoreline can be accomplished during low tides when the marina has the potential to be partially dry due to the control of the tide gate structure. Work will be planned during dry weather when stormwater flows from an outfall into the marina will be minimal.

Stormwater is currently discharged into the existing boat basin. The project will reroute these flows to a newly construction conveyance channel along the western property boundary.

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

Yes, nearly the entire property lies within the 100-year floodplain.

- 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 waste materials will be discharged to surface waters.

b. Ground Water: [\[help\]](#)

- 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 groundwater withdrawal or discharge will occur associated with this project. Excavation necessary to construction the new conveyance channel and associated conveyance pipeline to reroute stormwater flows may intercept groundwater. Stormwater may enter excavated areas or the former boat basin during construction. Dewatering of work areas may be required during construction. This water would be collected, pretreated, and discharged to the City's sanitary sewer. No dewatering water will be discharged to ground or surface waters.

- 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 into the ground from septic tanks or other similar sources.

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.

Runoff water is not anticipated as the site will be filled during low tides. All material will be specified as to allow for the minimal amount of turbidity to leave the site during tidal fluctuations. Dewatering of work areas may be required during construction. This water would be collected, pretreated, and discharged to the City's sanitary sewer. No dewatering water will be discharged to ground or surface waters.

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

Negligible, the remedial action will cap the site with clean materials to prevent contamination of stormwater and groundwater water and work will be planned during the lowest available tides.

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

The project will not alter or affect drainage patterns in any offsite areas. Stormwater is currently discharged into the existing boat basin. The project will reroute these flows to a newly construction conveyance channel along the western property. The project will not alter or affect drainage patterns in are

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

Work areas will be isolated from Ebey Slough. Work along the shoreline will be planned during the lowest available tides and capping materials will be specified that will allow minimal runoff potential.

4. **Plants** [help]

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

___deciduous tree: alder, maple, aspen, other
___evergreen tree: fir, cedar, pine, other
___shrubs
___grass
___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

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

Minimal vegetation exists in the marina. That which does exist within the mud area will be capped and/or filled with sand-clean material or impacted by the construction of the new conveyance channel.

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

There are no known endangered plant species that have been identified within the project site or through the studies performed on the adjacent sites. ~~The bordering Ebey Slough does have documented Chinook.~~

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

The remediation project includes onsite buffer restoration as required by City of Marysville Critical Areas code. The project will revegetate the remaining site area with grass seed. No other proposed landscaping is planned for this remedial action project.

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

The immediate site is mostly stunted weedy herbaceous species and gravel. Japanese knotweed and tansy ragwort, which are identified on the Noxious Weed List maintained by Snohomish County, occur on site. The larger site is known to contain Scot's broom, holly, reed canarygrass, Himalayan blackberry, cattail, bull thistle, and Canada thistle. While not identified as noxious weeds, these species are considered nonnative invasive plants. None of these plants occur over a preponderance of the site.

5. **Animals** [\[help\]](#)

- 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:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

~~The adjacent Ebey Slough has documented.~~ The following threatened species are known to occur in Snohomish County in proximity to the project site.

- Puget Sound ESU Chinook Salmon (*Oncorhynchus tshawytscha*)
- Puget Sound DPS Steelhead (*Oncorhynchus mykiss*)
- North American wolverine (*Gulo gulo luscus*)
- Yellow-billed cuckoo (*Coccyzus americanus*)
- Streaked horned lark (*Eremophila alpestris strigata*)
- Marbled murrelet (*Brachyramphus marmoratus*)
- Bull trout (*Salvelinus confluentus*)
- Oregon spotted frog (*Rana pretiosa*)

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

The region is located within the Pacific Flyway for migratory birds.

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

None. The purpose of the remediation project is to provide a clean cap to mitigate the potential for future impact to environment, including wildlife, by addressing contaminants within the former boat basin that exceed associated Model Toxics Control Act (MTCA) cleanup levels for unrestricted land use.

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

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

6. Energy and Natural Resources [\[help\]](#)

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.

Not applicable for the ~~interim~~ remedial action.

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

The project will not affect the potential use of solar energy on adjacent properties.

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:

Not applicable for the ~~interim~~ remedial action.

7. Environmental Health [\[help\]](#)

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.

During implementation of the remedial action, there is potential for site workers to come into contact with site contaminants in excess of Model Toxics Control Act (MTCA) cleanup levels for unrestricted land uses. This potential hazard will be mitigated by limiting personnel on-site to those with current HAZWOPPER certification. There is minimal risk of fire, explosion or spill associated with the operation of heavy construction equipment. The risk will be minimized through adherence to appropriate fuel handling procedures and an approved spill plan.

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

The City of Marysville purchased the Geddes property in 2010 after conducting a Phase I and Phase II Environmental Site Assessment. The Phase II assessment, conducted in June 2010, identified soil, sediment, and groundwater contamination. Soil samples collected in 21 locations revealed contamination of arsenic, cadmium, and lead above Model Toxics Control Act (MTCA) cleanup levels in approximately half of those locations. Groundwater sampling results revealed arsenic in all seven samples and diesel, motor oil, chromium, copper, lead, and barium above cleanup levels in at least one groundwater sample. Sediment samples collected from eight locations showed zinc, mercury, diesel, and motor oil that exceeded marine water quality standards. The City has completed the remediation of the upland portion

of the site.

- 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.

A review of the Washington Utilities and Transportation Commission website indicated that there are no underground hazardous liquid or natural gas pipelines within the project area.

- 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.

No toxic or hazardous chemicals would be stored, used, or produced by the project.

- 4) Describe special emergency services that might be required.

None.

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

All individuals working on the site will be required to have HAZWOPPER training until the remedial action cap is constructed.

b. Noise

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

Traffic noise on adjacent public roads and rail line.

- 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.

Traffic generated by the project is not anticipated to contribute significantly to existing noise levels in the area. Construction noise will emanate from the site only in conformance with the City of Marysville ordinances relating to noise and construction limiting hours.

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

Noise generating excavation and construction activity will be limited to that allowed under City regulations, including any permits for special circumstances that may be issued by the City.

8. Land and Shoreline Use [\[help\]](#)

- 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 subject property is currently vacant.

The property is bordered by First Street and the Town Center retail mall to the north, Ebey Slough to the south, Ebey Waterfront Park and Boat Launch Facility to the east, and a Burlington Northern Santa Fe railroad embankment and former lumber mill operation (the Welco Lumber Company site) to the west.

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.

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

No.

c. Describe any structures on the site.

None.

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

No.

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

Downtown Commercial with a Waterfront Overlay.

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

Downtown Commercial with a Waterfront Overlay.

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

High-Intensity.

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

The property includes areas designated as "water body buffers" by the City of Marysville. Yes. The site includes Ebey Slough and is within an area designated as "Lake and Slough buffers." The Critical Areas Report prepared for the project indicates three Category II wetlands in the project vicinity. The site is also within a mapped seismic hazard area for susceptibility to liquefaction.

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

The site will be used for public open space. There will be no residents or workers, aside from periodic park maintenance employees.

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

There are currently no residents on the project site; therefore, no individuals would be displaced.

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

The city is in control of the site and will ensure the project complies with all applicable requirements of the Marysville City Code, City Ordinances, and the Marysville Urban Area Comprehensive Plan.

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

The City of Marysville is in control of the site and intends to use it for a public use.

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

None.

9. Housing [\[help\]](#)

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

None.

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

None.

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

No adverse housing impact will occur.

10. Aesthetics [\[help\]](#)

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

Not applicable for remedial action-related work.

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

Not applicable for remedial action-related site work.

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

Not applicable.

11. Light and Glare [\[help\]](#)

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

Not applicable.

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

No.

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

None.

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

None.

12. Recreation [\[help\]](#)

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

There are a number of recreational opportunity sites in the area including: Fishing, boating, and other related water activities, Ebey Waterfront Park with boat launch.

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

No.

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

None.

13. Historic and cultural preservation [\[help\]](#)

- 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.

There are no places listed on, or proposed for, national, state, or local preservation on or next to this site. An Archaeological Survey and Assessment was already prepared for this site.

- 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.

~~No known landmarks or evidence of historic, archaeological, scientific or cultural importance are located on or next to the site. During recent work, an archaeological and historic properties assessment was conducted on the property; no archaeological sites, isolates, or historic properties were identified through the assessment.~~

As part of the environmental work for this City's Ebey Park Expansion Project, which included the proposed Geddes Phase 2 Remediation Site area, WillametteCRA conducted a cultural resource survey. The survey included archival property and background research, a field visit and pedestrian survey of the project parcels, and the documentation of one historic-period archaeological resource.

No specific evidence of Native American use of the project site was found, which may be because the site has been heavily modified. Given the location on the slough, it is possible that the site would have been a natural spot for human activity. WillametteCRA believes archaeological potential exists in the deeper native sediment, but these will not be affected by the remediation action.

WillametteCRA identified a potential archaeological resource which includes several remnant features of the Geddes Marina constructed between 1938 and 1961. Based on an evaluation of these remains under National Register of Historic Places (NRHP) significance criteria and aspects of their integrity, the site is recommended "not eligible" for listing on any historic registers.

- 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 WillametteCRA cultural resources assessment consisted of a review of records on file with the Washington State Department of Archaeology and Historic Preservation's (DAHP) online database system (WISAARD), a review of historic maps and archival materials accessed from various sources pertaining to past and existing conditions of the project area, a pedestrian survey of the entire project area, and incorporation of existing geotechnical data to supplement fieldwork

given the lack of sediments accessible for conventional subsurface survey. The pedestrian survey was conducted on September 11, 2018.

- 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.

At any point during site construction should cultural resources be identified, site construction would cease in conformance with state and federal standards. Notice would be provided to consult with affected Tribes and the Washington Department of Archaeology and Historic Preservation for adherence to all applicable standards for resource protection.

14. Transportation [\[help\]](#)

- 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.

First Street directly serves the property There is easy access to State Route 529 to the east and Interstate 5 to the west.

- 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?

No. The closest public transit stop is located approximately two blocks north of the property on Route 422 of the Community Transit system.

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

There are currently no designated public parking spaces on the project site; no public parking spaces will be constructed as a result of this interim remedial action.

- 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.

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

No.

- 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?

Minimal vehicular trips are anticipated during implementation of the remedial action. Vehicular trips would primarily occur during the normal working day hours and outside of the peak morning and evening travel times.

- 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.

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

None.

15. Public Services [\[help\]](#)

- 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.

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

No major impacts are anticipated on public services. By complying with City codes and ordinances, impacts on public services are expected to be minimal.

16. Utilities [\[help\]](#)

- 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.

None

C. Signature [\[HELP\]](#)

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.

Signature: _____



Name of signee Steven Miller

Position and Agency/Organization City of Marysville

Date Submitted: 01/05/2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.