NOTICE OF
STATE ENIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE (DNS)

LOTT Alliance
Budd Inlet Treatment Plant Master Plan

Description of Proposal: The Budd Inlet Treatment Plant Master Plan was developed to specify capital and site requirements for the LOTT Alliance's Budd Inlet Treatment Plant (Plant). It refines improvements originally outlined in LOTT's Wastewater Resource Management Plan (November 1998), and incorporates strategies to respond to changes in available Budd Inlet discharge capacity. The Plant discharges treated wastewater and provides for production of reclaimed water under an approved National Pollutant Discharge Elimination System (NPDES) Permit. The Plant is a Type 2 Essential Public Facility (Olympia Municipal Code, 18.04.060(W)).

Several facilities at the Treatment Plant are approaching the end of their useful lives, including the primary sedimentation tanks, odor scrubbers, laboratory, and control system. Consistent with LOTT's on-going programs to maintain its facilities at an optimal operational level and in compliance with all applicable regulations, the Treatment Plant will undergo changes to provide increased levels of treatment for the treated/reclaimed water, biosolids, and air emissions. Other facilities will be updated for operational efficiency. The Master Plan also includes a new administrative building and education center.

The preferred program option for new and upgraded facilities includes purchasing approximately two acres of property, which are currently owned by the Port of Olympia (Port) and located immediately adjacent to the east side of the Plant, for future new process facilities. The existing administration building will be remodeled to house an expanded laboratory, and the existing primary sedimentation tanks may be rehabilitated. New primary sedimentation tanks and the new administrative/education center building may extend onto the property to be acquired from the Port.

This DNS applies to: 1) approval of the Master Plan and 2) the proposed purchase of approximately two acres adjacent to the existing Plant. Additional site-specific environmental evaluations will be conducted under SEPA, as needed, as individual projects are implemented.

Location of Proposal: The Budd Inlet Treatment Plant is located at the north end of Adams Street NE in Olympia, Washington. The site is bordered by Thurston Avenue NE on the south, Franklin Street NE on the west, Market Street NE on the northwest, and Marine Drive NE on the northeast.

Proponent: LOTT Alliance
111 Market Street NE, Suite 250
Olympia, WA 98501

Lead Agency: LOTT Alliance

Responsible Official: Karla Fowler, Planning and Programs Director
LOTT Alliance
111 Market Street NE, Suite 250
Olympia, WA 98501
360-528-5712
karlafowler@lottonline.org

Date of Issuance: July 6, 2007

Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.020(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance.

Public Comment: Comments must be received by 5:00 p.m., July 20, 2007, addressed to:

Karla Fowler
LOTT Alliance
111 Market Street NE, Suite 250
Olympia, WA 98501

Appeal Procedure: Pursuant to RCW 43.21C.075(3) and LOTT Environmental Rules Section 7.2, this Determination of Nonsignificance may be appealed by any agency or aggrieved person. Appeals must be filed with the Responsible Official within twenty-one (21) calendar days from the date of issuance of this Determination. Any appeal must be accompanied by a $265.33 administrative appeal fee.

Appeal Deadline: Appeals must be received by 5:00 p.m., July 27, 2007.

Issued by:

Karla Fowler

Karla Fowler, Planning and Programs Director
LOTT Alliance

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of the proposed project:

Budd Inlet Treatment Plant Master Plan (Master Plan)

2. Name of Applicant:

LOTT Alliance

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

Ms. Karla Fowler
LOTT Alliance
111 Market Street NE
Olympia, WA 98501

360-664-2333 ext. 1112

4. Date checklist prepared:

July 5, 2007

5. Agency requesting checklist:

LOTT Alliance

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

Implementation of the Master Plan components would occur beginning in 2008 and extending through 2015.

7. Plans for future additions, expansion, or further activity related to or connected with this proposal:

There are currently no additional plans for upgrades or expansion beyond those identified in the Master Plan.

8. Environmental information that has been prepared, or will be prepared, directly related to this project:

The LOTT Alliance (LOTT) has undertaken a great deal of environmental planning and documentation over the past 12 years. Development of the Wastewater Resource Management Plan (WRMP) began in 1995, and included a scientific study of Budd Inlet (1997-1998, plus additional follow-up modeling). The WRMP resulted in a decentralized approach to wastewater management in the Lacey-Olympia-Tumwater area, while increasing wintertime discharges to Budd Inlet as reserve capacity. Numerous environmental documents have been prepared related to the WRMP and its implementation. These include a programmatic environmental impact statement (EIS) prepared in 1996 that evaluated nine program directions. A supplemental EIS was prepared in 1998 that evaluated the preferred program direction, The Highly Managed Alternative, and two other alternatives. Reclaimed water is the focal point of the WRMP, also known as The Highly Managed Plan, providing a means for adding small units of new treatment capacity while preserving water resources throughout the LOTT service area. In 2001, an Addendum to the WRMP final supplemental EIS was published to address the Budd Inlet Resource Management Basin Implementation Project, which resulted in construction of a new sand filter system at the Treatment Plant to produce reclaimed water. Also in 2001, a supplemental EIS was published for the Hawks Prairie Reclaimed Water Project, followed by a 2002 Addendum. That project consisted of constructing a satellite reclaimed water treatment plant, constructed wetlands polishing ponds and groundwater recharge basins in the Hawks Prairie resource management basin.

An Asset Management Strategic Plan for the entire LOTT system began in 2004. Asset Management is a continuous process that guides the acquisition, use, and disposal of infrastructure assets to optimize service delivery and minimize costs over the asset's entire life. In an asset management model, components are regularly maintained over long planning cycles, and finally replaced when deterioration outweighs the benefit of further maintenance.

The Budd Inlet Treatment Plant Master Planning process began in 2003, and a Draft Master Plan was issued in March 2005. Revisions to the draft plan were incorporated and the Master Plan was finalized in June 2006. The Master Plan focuses on the specific needs of the Budd Inlet Treatment Plant and builds upon the prior planning efforts. This environmental checklist is based upon the completed Master Plan. No additional environmental analysis of the Budd Inlet Treatment Plant Master Plan is anticipated beyond this checklist. Additional site-specific evaluations for individual projects will be conducted as needed under SEPA.

Similarly, the Port of Olympia has undergone a master planning process for the Port-owned property near the Budd Inlet Treatment Plant (1994), and is currently updating that plan. This effort will be described in a supplement to the *Final Environmental Impact Statement for the Port of Olympia Strategic Plan* (February 1994), and the *Addendum to the Port of Olympia Strategic Plan for the Budd Inlet and Airdustrial Park Land Use Plans* (December 1994). The Port's

planning effort, while located adjacent to LOTT, is a separate, independent process and is receiving separate consideration under SEPA.

The proposed actions being evaluated in this SEPA Checklist include:

- Approval of the Final Budd Inlet Treatment Plant Master Plan, and
- Purchase of an approximately 2-acre parcel currently owned by the Port of Olympia adjacent to the existing Budd Inlet Treatment Plant, to allow for proposed upgrades and expansion of existing facilities.

These actions will be taken by the LOTT Board of Directors.

In accordance with WAC 197-11-630, LOTT is adopting the following documents in support of this SEPA Checklist:

- *Wastewater Resource Management Plan Final Programmatic EIS* (LOTT, 1996)
- *Wastewater Resource Management Plan and Final Supplemental Environmental Impact Statement* (LOTT, 1998)

These documents are available for review at the LOTT Alliance office (111 Market St. NE, Ste 250, Olympia, Washington), Timberland Regional Libraraies, and The Evergreen State College Library. For more information or a copy of the documents on CD, contact Lisa Dennis-Perez at (360) 664-2333 ext. 1119.

9. Applications that are pending for governmental approvals or other proposals directly affecting the property covered by the proposal:

No applications for governmental approvals are pending for this proposal.

10. List of governmental approvals or permits that will be needed for the proposal:

Recommended Master Plan implementation actions will be separately approved by the LOTT Board of Directors. Likely permits required for the projects identified in the Master Plan include an NPDES Permit for Construction Activity; Building/Grading Permit; and Drainage Review.

11. Brief, complete description of the proposal, including the proposed uses and the size of the project and site:

The Budd Inlet Treatment Plant is located on a 14-acre site in the City of Olympia. Construction on the original plant began in 1949, and the plant has been operating at this location since the early 1950s. It has been subject to significant expansions over time to increase the level of treatment. The Plant is currently discharging treated wastewater under an approved National Pollutant

Discharge Elimination System (NPDES) permit that identifies a design capacity for average maximum flow of up to 28 million gallons per day (mgd) during the wettest months, and a mass emission of 288 pounds per day (lbs/d) total inorganic nitrogen (TIN) and 671 lbs/d biochemical oxygen demand (BOD) during the dry months. It also provides for up to 1.5 mgd of reclaimed water production. The permit will be updated in the fall of 2010. This may include additional mass emission limits in response to the total maximum daily load (TMDL) analysis being completed by the Department of Ecology (Ecology) for the Deschutes River/Capitol Lake/Budd Inlet watershed.

The Budd Inlet Treatment Plant Master Plan was initiated in 2003 to specify the capital and site requirements for the Budd Inlet Treatment Plant (Plant) and refine the implementation program based upon current needs. The Plant, a Type 2 Essential Public Facility (Olympia Municipal Code, 18.04.060 (W)), is owned and operated by the LOTT Alliance, and is the utility's most valuable single asset. The Treatment Plant provides wastewater treatment capacity for a sewered residential population of more than 84,000 people and over 85,000 employees in the LOTT service area.

The Master Plan objectives are:

- Refine improvements outlined in the 1998 WRMP to provide a Master Plan for the Plant site, incorporating a strategy to respond to changes in available Budd Inlet discharge capacity.
- Identify ways to increase treatment efficiency; control operating costs.
- Adapt with the nature of the surrounding area.
- Coordinate with the Port of Olympia East Bay Master Plan process.
- Remain a good neighbor.
- Update the results of the Plant performance testing originally conducted in 1996-1997.

Consistent with LOTT's on-going programs to maintain its facilities at an optimal operational level and in compliance with all applicable regulations, the Plant will undergo changes to provide increased levels of treatment for the treated/reclaimed water, biosolids, and air emissions. Capital investments will need to be made to replace facilities as they reach the end of their useful lives. Facilities currently at the end of their useful lives include the primary sedimentation tanks, secondary clarifiers, odor scrubbers, laboratory, and control system. Several of these will be upgraded to assure they can sustain treatment levels. A number of facilities may be updated for operational efficiency to reduce the amount of energy used, or decrease chemical usage, etc. In addition to these items, several facilities are impacted by increased performance requirements to meet upcoming discharge limits or produce higher quality biosolids.

The Plant site contains both process facilities (which provide for the treatment of wastewater or wastewater byproducts) and non-process facilities or structures

(which do not directly provide for the treatment of wastewater or wastewater byproducts). Non-process facilities such as the administrative offices, laboratory, storage, maintenance shop, and public reception/education area occupy approximately 3-acres, or 20 percent, of the 14-acre site.

The LOTT Plant operations and performance are largely determined by its National Pollutant Discharge Elimination System (NPDES) permit. LOTT discharges to Budd Inlet, a Class B estuarine water of Puget Sound. In 2004, the Environmental Protection Agency (EPA) proposed guidelines for a new NPDES permit. Since Budd Inlet is on the 303(d) list of impaired water bodies, EPA requires the NPDES permit to be a performance-based discharge limit with mass emission limits rather than flow limits. The current permit contains seasonal discharge limitations matched to seasonal environmental considerations. The Plant is also producing reclaimed water for use on site, for irrigation of nearby parks, and, per the Master Plan, for future use as groundwater recharge.

A number of models and simulations were run on each of the operating processes at the Plant to determine facility capacity and any operational limitations or constraints. Results of the modeling were used to make recommendations for capital improvements to the treatment process at the Budd Inlet Plant. Recommendations in the published Master Plan include installing a new primary sedimentation system on the site of the existing administration/lab building. A new administration building would be built, separate from a new laboratory (location of these facilities are further described below). Other improvements would occur on-site to enhance the treatment process and efficiency to comply with the NPDES permit requirements.

Several facilities at the Budd Inlet Treatment Plant are approaching the end of their useful life and the Master Plan may change where process and non-process activities occur. Figure 3 illustrates the proposed upgrades to the site, as presented in the Budd Inlet Treatment Plant Master Plan. The preferred option (Alternative 5 in the Master Plan) includes purchasing approximately two acres of property, which are currently owned by the Port of Olympia (Port) and located immediately adjacent to the east side of the Plant, and building future new process facilities there. Refer to Figure 4 for the location of the proposed Port property.

As a result of preliminary design work since publication of the Master Plan, some adjustments to the preferred option have been made that will avoid the need to tear down the existing administration building and the existing primary sedimentation tanks. Instead, the existing administration building will be remodeled to house an expanded laboratory, the existing primary sedimentation tanks may be rehabilitated, and new primary sedimentation tanks may be built on the property to be acquired from the Port.

12. Location of the proposal, including street address, if any, and section, township, and range; legal description; site plan; vicinity map; and topographical map, if reasonably available:

The Budd Inlet Treatment Plant is currently located on a 14-acre parcel (proposed to be expanded to about 16 acres) at the north end of Adams Street, near the intersection of Franklin Avenue and Thurston Avenue, in the City of Olympia (see Figures 1 and 2). The Treatment Plant is located in Township 18 North, Range 2 West, Section 14. The street address is 500 Adams St. NE.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (underline):

flat, rolling, hilly, steep slopes, mountainous, other

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

The site is essentially flat. No steep slopes exist on the site.

c. What general types of soils are found on the site (for example clay, sand, gravel, peat, muck)? Specify the classification of agricultural soils and note any prime farmland.

The Soil Survey of Thurston County, Washington (1990) has mapped the site as having Xerothents soils. These moderately well drained to excessively drained soils are located on uplands and tidelands, and largely consist of sandy fill material.

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

There are no surface indications or history of unstable soils on the site. Preliminary geotechnical evaluations were conducted on the site in the vicinity of the new administration building (refer to Figure 3). Boring indicated varying depths of fill material over native soils. Indications of unstable soils were not found, and the proposed construction appears feasible from a geotechnical standpoint (AMEC, 2006). The fill soils and upper portions of the native soils are considered liquefiable under moderate to strong earthquake loading (AMEC, 2006). A design-phase geotechnical evaluation will be conducted prior to construction to ensure that appropriate design considerations are taken into account to maximize facility stability during an earthquake.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate the source of the fill.

Quantity estimates of fill and grade material are not available at this stage of the Master Planning process. Any fill necessary at the site would be obtained from approved local fill sources. Quantities of fill material are expected to be minimal, less than 1,000 cubic yards.

f. Could erosion occur as a result of clearing, construction, or use?

As with all projects, erosion could occur as a result of construction activities; however, the flat grade of the site would limit the potential for erosion. An estimated 30 percent of the existing site would be involved in construction activities requiring excavation.

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

Currently, the Plant site is almost entirely impervious (approximately 90 percent). The improvements proposed as part of the Master Plan would not increase the amount of impervious surface area on the site. Proposed expansion of the site would occur on property that is nearly entirely impervious, but would retain and provide additional landscaping wherever feasible.

h. Describe the proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Best Management Practices (BMPs) would be used to ensure that construction work does not result in erosion. BMPs are physical, structural, and/or managerial practices, that when used in combination prevent or reduce pollution of water caused by construction activities. BMPs may include timing of construction activities, covering exposed soils, installation of silt fences and straw bales, among other measures that would be determined prior to construction.

2. Air

a. What types of emissions to the air would result from the proposal (e.g. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

Construction activities are expected to occur sporadically over a 20-year period. During construction activities, there may be a small increase in

exhaust emissions from construction vehicles and equipment and a temporary increase in fugitive dust due to earthwork.

Currently, there are four separate foul air treatment systems at the Plant. Upgrades to the primary odor scrubber are planned in conjunction with the new primary sedimentation system. As other planned projects are completed over time, odor emissions would decrease. Depending upon the technology selected for Class A biosolids production, there is potential for additional emissions from increased use of natural gas and/or increased aeration.

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

There are no off-site sources of odor that would affect the project.

c. Describe proposed measures to reduce or control emissions or other impacts to air, if any.

Measures that could be incorporated during construction to minimize impacts to air quality include:

- Watering construction surfaces to control dust, temporary ground covers, sprinkling the project site with approved dust palliatives, or use of temporary stabilization practices upon completion of grading.
- Wheel-cleaning stations could be provided to ensure construction vehicle wheels and undercarriages do not carry excess dirt from the site onto adjacent roadways.
- Streets would be regularly cleaned to conform to City of Olympia requirements to ensure excess dust and debris is not transported from the construction-site to adjacent roads.
- Construction would be planned to minimize exposing areas of earth for extended periods.

Additional odor control facilities are planned as part of the facility upgrade. This includes a new chemical scrubber odor control system associated with the existing and proposed new primary sedimentation tanks.

3. Water

a. Surface:

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, and wetlands)? If yes, describe type

and provide names. If appropriate, state what stream or river it flows into.

Budd Inlet is located approximately 600 feet east of the Plant site, and 1,200 feet west of the Plant site (Figure 1).

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 work will occur within 200 feet of Budd Inlet.

3. Estimate the amount of fill and dredge material that could 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 materials.

No fill or dredge material would be placed in surface waters or wetlands.

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

The project would not require surface water withdrawals or diversions.

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

According to the maps developed by the Thurston Regional Planning Council based upon 1981 Flood Insurance Rate Maps for the project area, the 100-year floodplain for Budd Inlet extends onto the LOTT site on the eastern side, and includes a portion of the Port property proposed for acquisition (Figure 5). LOTT is planning to purchase approximately two acres of a 234-acre parcel that is under a binding site plan. The portion of the Port parcel 91001400000 intended for purchase lies east of LOTT-owned parcels 91002601000, 91000501000, and 78509700000 and south of LOTT-owned Parcel 91002602000 (Figure 5).

Public concerns have been raised regarding sea level rise in response to global warming. LOTT will continue to monitor the issue in the vicinity of the treatment plant, and incorporate appropriate design considerations into new facilities to safeguard

against potential treatment plant failure related to rising water levels.

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

The Budd Inlet Treatment Plant is regulated by, and is operating under, an approved NPDES permit (issued October 2005). The Plant will continue to operate under an NPDES permit. The proposal does not involve additional discharges of waste materials to surface waters.

b. Ground

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

During construction, it is likely that dewatering will be necessary. Quantities of water to be withdrawn are unknown at this time. Withdrawn groundwater would likely be treated at the Plant prior to discharge through the existing outfall to Budd Inlet. All dewatering will occur in accordance with Department of Ecology requirements.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any. 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) is expected to serve.

No waste material would be discharged into the ground.

c. Water Runoff (including storm water)

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

All the stormwater drains associated with industrial activity located at LOTT's Budd Inlet Treatment Plant site discharge to the on-site combined sewer collection system. This collection system discharges to the Plant headworks, where flows are conveyed through the advanced secondary treatment process and discharged

to Budd Inlet, or further treated and utilized as Class A Reclaimed Water. The only storm drains discharging off-site into Budd Inlet are in areas associated with non-industrial activity, such as parking lots, walkways, roof drains, and landscaping.

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

Sediment generated during construction could enter ground water systems; however, BMPs (i.e., installation of temporary filter fabric in the existing catch basins) would be implemented to minimize sedimentation leaving the site, and potentially entering surface and ground waters.

d. Describe proposed measures to reduce or control surface, ground, and runoff water impacts, if any.

During construction, BMPs would be implemented to ensure that sediment originating from disturbed soils would be retained within the limits of disturbance. BMPs may include installation of catch basin filters, interceptor swales, straw bales, sediment traps, and other appropriate cover measures. BMPs specific to the site and project will be specified by LOTT in the construction contract documents, and the construction contractor will be required to implement them.

4. Plants

a. Types of vegetation found on site:

Approximately 90 percent of the existing 14-acre site and the proposed additional approximately 2-acre parcel is currently covered by impervious surface and structures. Landscaping vegetation is present around the perimeter of the Plant site. A berm planted with coniferous trees provides a visual screen of the Treatment Plant from adjacent properties.

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

Some of the landscaping vegetation would be removed during construction activities. The landscaping buffer would be replanted following completion of construction.

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

The Plant is located in an urbanized, upland area. No threatened or endangered plant species or critical habitat are known to be on or near the site.

d. Describe proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on site.

As described above, the landscaping around the Treatment Plant site would be replanted following construction activities.

5. Animals

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

Fish: bass, salmon, trout, herring, shellfish, other

Amphibians: frogs, salamanders, other

Reptiles: lizards, snakes, turtles, other

Birds: hawks, heron, eagle, songbirds, ducks, other

Mammals: deer, bear, elk, beaver, other

b. List any threatened or endangered species or critical habitat near the site.

No threatened or endangered species or critical habitat are present on the Treatment Plant site. The shoreline of Budd Inlet is designated as an estuarine area. Listed species in Thurston County that may be present in the vicinity of the Treatment Plant include bald eagle, bull trout, Chinook salmon, and marbled murrelet.

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

The project site is located within the Pacific Flyway, which is a flight corridor for migrating waterfowl and other avian fauna. The Pacific Flyway extends south from Alaska to Mexico and South America.

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

Impacts to wildlife are not anticipated as a result of this proposal; therefore, mitigation measures have not been proposed.

6. Energy and Natural Resources

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

Electricity is used for powering the treatment facility, lighting and heating of the buildings, etc. The new and remodeled facilities would largely be powered by electricity provided by Puget Sound Energy, and beginning in 2007, 100 percent of the electricity purchased for LOTT facilities will be Green Power. Puget Sound Energy's Green Power Program focuses on renewable energy resources such as solar, wind, and biomass energy.

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

The new administration building proposed for the facility is expected to be 4 stories tall; however, it is not expected to affect the use of solar energy by 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.

The new administration building project will seek Leadership in Energy and Environmental Design (LEED) certification from the US Green Building Council, which includes a number of energy-conservation guidelines and requirements. Opportunities for energy conservation and sustainable approaches will be explored through all aspects of the master planning and design processes.

7. Environmental Health

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

Soil and groundwater sampling was conducted in November 2006 and February 2007 on the property proposed for expansion that is owned by the Port of Olympia. The property currently consists of a warehouse and railroad tracks situated on a vacant area paved with asphalt. The site may have previously been used for industrial activities. It contains fill material, and lies downgradient from a former landfill. The soil samples that were collected at the site indicate diesel and petroleum hydrocarbon (motor-oil range) contamination, with soil concentrations at one location exceeding the Model Toxics Control Act (MTCA) Method A cleanup levels. Groundwater samples collected at the site indicate contamination

of arsenic, lead, and cadmium, with concentrations exceeding the MTCA Method A cleanup levels at one location, and a second location where arsenic, lead, and chromium concentrations exceed the MTCA Method A cleanup levels.

Soil impacted by petroleum hydrocarbons will need to be removed and disposed of properly prior to excavation and construction. Following removal of the soil at the site, groundwater monitoring will continue to be conducted to determine the source and extent of contamination. Groundwater contamination is expected to be reduced following soil removal; therefore, additional groundwater cleanup at the site may not be required (Brown and Caldwell, 2007). A site clean-up plan will be submitted and approved by Ecology once the property transfer is complete.

(**1**) **Describe special emergency services that might be required.**

Construction and operation of the facilities will comply with all applicable fire codes and Occupational Safety and Health Administration (OSHA) regulations. Special emergency services beyond those currently employed at the site would not be required.

(**2**) **Describe proposed measures to reduce or control environmental health hazards.**

Treatment processes are being modified to reduce the amount of chemical use, thereby reducing the potential for exposure or spills (in particular methanol for biological process control).

b. Noise

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

There are no existing sources of noise in the area that would adversely affect the proposal.

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

Noise levels are not expected to change from existing conditions with the implementation of the Master Plan. Currently most essential process mechanical equipment is contained within building enclosures. Planned projects include building enclosures for rotating equipment.

(3) Describe proposed measures to reduce or control noise impacts, if any.

Aside from temporary noise increase during construction, noise impacts are not anticipated; therefore, mitigation measures have not been developed.

8. Land and Shoreline Use

a. What is the current use of the site adjacent to the properties?

The Budd Inlet Treatment Plant was originally constructed on the site in 1949. Adjacent land uses include the Port of Olympia facilities, and commercial establishments, such as Thurston County Food Bank, ACME Fuel, and the State Department of Fish and Wildlife offices.

b. Has the site been used for agriculture? If so, describe.

The site has not been used for agriculture. It has been a Wastewater Treatment Plant site since 1949. According to historical site review, the area was tidelands in 1896, and developed with a planked wharf by 1908 (Western Shores Heritage Services, Inc., 2007).

c. Describe any structures on the site.

Structures on the site include primary and secondary aeration facilities, primary and secondary anoxic basins, secondary clarifiers, primary sedimentation structure, digesters, headworks, maintenance building, warehouse, administration building, and reclaimed water production facility (refer to Figure 2).

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

Although the Master Plan anticipated demolition of the existing administration/laboratory building and primary sedimentation tanks, that action is no longer planned. As project design has proceeded after publication of the Master Plan, LOTT anticipates remodeling the existing administration building to house the expanded laboratory and rehabilitating the existing primary sedimentation tanks.

To accommodate the proposed modifications, a warehouse on the adjacent Port property would be demolished to make room for future LOTT facilities. That action will be taken by the Port of Olympia prior to selling the property to LOTT.

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

The current City of Olympia zoning classification of the site is UW (Urban Waterfront) and I (Industrial). The Port property proposed for acquisition is zoned Urban Waterfront. Wastewater treatment facilities are permitted in both zones (T. Stamm, personal communication, August 2005).

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

The current comprehensive plan designation of the site is UW (Urban Waterfront) and I (Industrial) (City of Olympia, Comprehensive Plan mapping, effective January 24, 2006). The Port property proposed for acquisition is designated Urban Waterfront in the comprehensive plan.

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

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The site has not been classified as an environmentally sensitive area by the City of Olympia. As previously noted and indicated in Figure 5, portions of the LOTT property and the property proposed for acquisition are within the 100-year floodplain,

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

Currently, 43 employees have their primary work assignment at the Plant. The remaining 19 employees work out of leased offices a block away from the north end of the Budd Inlet Treatment Plant. Once the new administrative building is complete, those employees will move to the Treatment Plant site. No one resides at the Plant site.

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

No one would be displaced by the completed project.

k. Describe proposed measures to avoid or reduce displacement impacts, if any.

Displacements would not occur as a result of this project; therefore, mitigation measures have not been developed.

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

Improvements to the site will be compatible with Olympia Municipal Code requirements (Chapter 18.06), and will continue to provide air and noise control measures.

LOTT underwent a number of meetings with the Port of Olympia to explore the possibility of a joint-use office building in conjunction with the Port of Olympia's Master Plan for the East Bay area. These discussions did not prove feasible due to schedule coordination issues, combined parking requirements, site access issues, and added space costs.

Additional site-specific evaluations and site-specific review will be conducted as needed under SEPA.

9. Housing

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

Housing would not be created as a result of this project.

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

Housing would not be eliminated as a result of this project.

c. Describe proposed measures to reduce or control housing impacts, if any.

Impacts to housing are not anticipated; therefore, mitigation measures are not proposed.

10. Aesthetics

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

The exact height of the proposed structures is unknown at this stage of the planning process. However, it is anticipated that any new structures would not be higher than 4 stories (the administration building is currently

proposed to be 4 stories). The tallest existing buildings are approximately 45 feet high. Building exteriors would be similar to those currently on the site, including precast fluted concrete panels, and would be selected to blend with the surrounding buildings. Plans for the new administration building have not been completed at this time; however, the facility is proposed to include a new public entrance to the treatment plant and meeting space. A separate SEPA checklist will be prepared for the administration building once plans are further developed.

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

Views of the site would be altered slightly during construction as a result of construction activities and new buildings. The views of the site would remain the same in character as the site will remain an industrial operation. However, more of the site will be developed, including the adjacent Port of Olympia property.

c. Describe proposed measures to reduce aesthetic impacts, if any.

Aesthetic impacts are not anticipated; however, landscaping and berming will be replaced around the site following completion of construction.

11. Light and Glare

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

Nighttime security lighting would be placed along the outside of the new administration and laboratory buildings. The amount of nighttime light generated at the site would be similar to current conditions.

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

It is not anticipated that light or glare from the finished project would create a safety hazard or interfere with views because it is site lighting, intended for safety and security purposes.

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

No off-site sources of light or glare would affect this proposal.

d. Describe the proposed measures to reduce or control light and glare impacts, if any.

Light and glare impacts are not anticipated; therefore, mitigation measures have not been developed.

12. Recreation

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

Budd Inlet provides recreational walking and boating opportunities in the area. There is a walking trail along the East Bay shoreline and a public boardwalk along the West Bay shoreline. Several marinas are present along Budd Inlet, with the closest approximately 0.25-mile from the site.

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

The proposed project will not displace any recreational opportunities in the area.

c. Describe proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant.

Recreational impacts are not anticipated; therefore, mitigation measures have not been developed.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on or eligible for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No places or objects near or at the site are known to be listed or eligible for national, state, or local preservation.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

Western Shore Heritage Services, Inc. (WSHS) conducted an archaeological review of the project area for this project (April 2, 2007). No landmarks or evidence of historic, archaeological, scientific, or

cultural importance were discovered to be on or next to the site (WSHS, 2007). The site is built on approximately 15 feet of fill material.

c. Describe proposed measures to reduce or control impacts, if any.

Although the proposed project does not appear to involve any construction activities that would adversely affect designated landmarks or historic properties, WSHS recommends that a limited monitoring program be developed such that a qualified archaeologist is on site to examine sub-fill materials in native soils. Continued coordination with area tribes is also recommended through all investigative efforts and through construction.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is bordered by Thurston Avenue NE on the south, Franklin Street NE on the west, Market Street NE on the northwest, and Marine Drive NE on the northeast portion of the site. Currently, the main access to the site is provided from Adams Street NE from the south. There are additional gated, controlled-access entrances off Franklin Street NE.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The Treatment Plant site is not currently served by transit. Intercity Transit's main Downtown bus terminal is about two blocks south and west of the site.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Staff parking is currently provided inside the property. According to the Master Plan, LOTT may require up to 70 total parking spaces to accommodate staff, as well as visitors, vendors, and contractors who visit the Treatment Plant. LOTT expects to provide all required parking on-site. Additional visitor parking spaces would be available on the street.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe.

New roadway construction is planned on Thurston Avenue and Jefferson Street in conjunction with other planned development in the East Bay

area. Jefferson Street will be extended north along the east side of the treatment plant (currently no roadway exists here). The east end of Thurston Avenue will be realigned. Actual alignments will be determined by the Port of Olympia.

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

The project will not use, nor interfere with, water, rail, or air transportation.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Following construction, vehicular trips in the general project area associated with the completed project would not increase over current conditions; worker and non-educational visitor trips would remain approximately the same as current conditions. At this time, 19 LOTT staff are housed in the Market Centre Building located approximately 1 block west of the north end of the treatment plant. Following completion of the new administration building, these staff would be transferred to the new facility. Currently, vehicular trips to the site each day average 100 trips. The shift from the Market Centre Building to the Treatment Plant is not expected to change traffic patterns in the area.

LOTT's proposed education center in the new administration building would likely increase vehicular traffic by drop-in visitors and school buses, but the increase is expected to be minimal. This is not expected to have an impact on overall traffic to the downtown Olympia area. This question will be addressed further in a separate environmental checklist for the new administration building.

g. Describe proposed measures to reduce or control transportation impacts, if any.

Long-term transportation impacts are not anticipated; therefore, mitigation measures have not been developed.

15. Public Services

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

The proposal would not result in an increased need for public services.

b. Describe proposed measures to reduce or control direct impacts on public services.

Since an increase in the need for public services is not required, mitigation to reduce impacts to public services is not proposed.

16. Utilities

a. Underline utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic systems, 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.

Utility services will not change from existing conditions. Installation of a new utility substation may be required to accommodate the administration building. Details will be developed during project design and will be closely coordinated with utility providers.

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.

Signature: _____

Date Submitted: _____

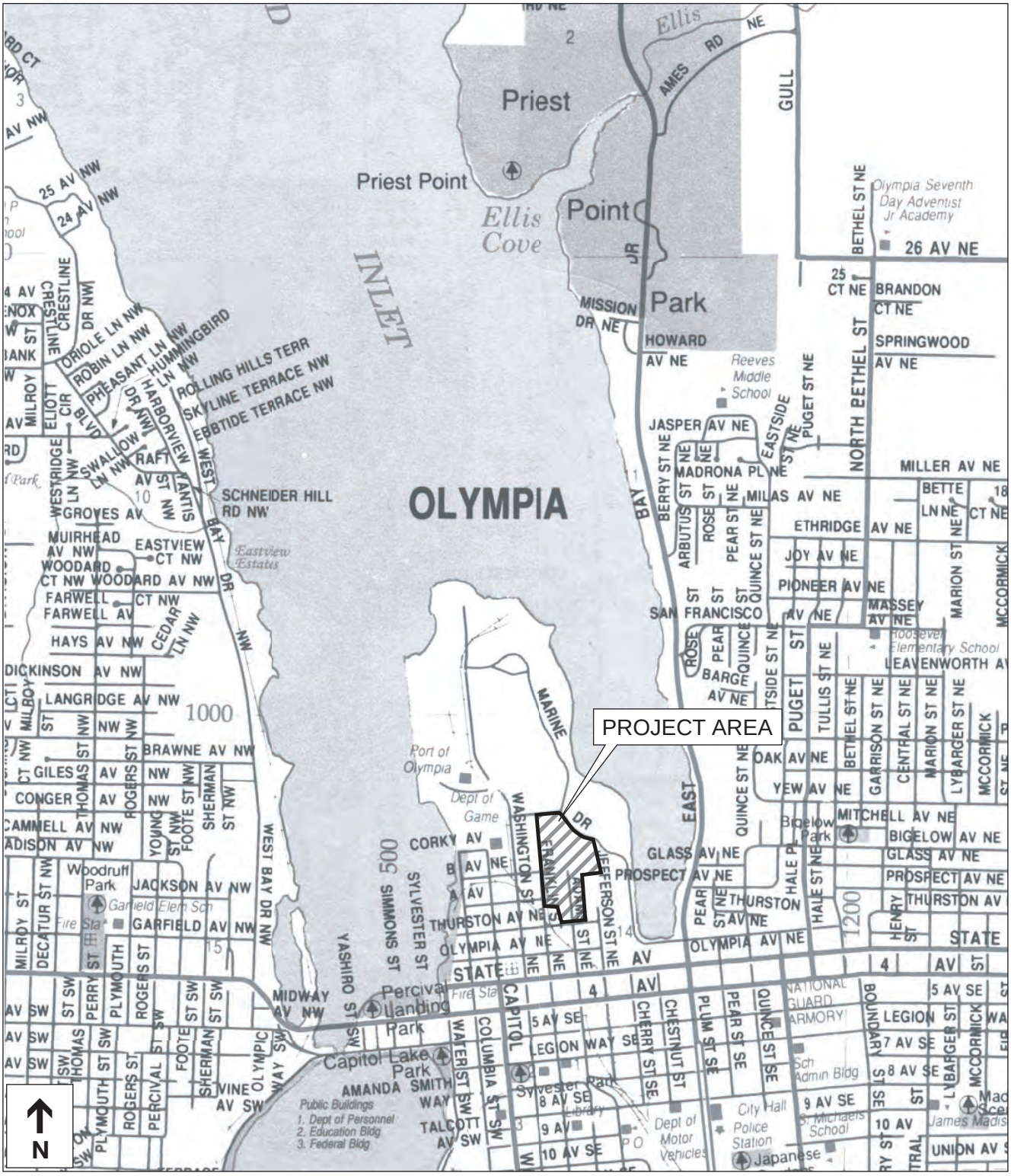
References

AMEC Earth & Environmental, Inc. September 2006. *Preliminary Geotechnical Engineering Report, LOTT Administration and Lab Building*, Olympia, Washington.

Brown and Caldwell. March 2007. *Phase II Environmental Site Assessment, East Bay Port of Olympia Property, 316 Jefferson Street, Olympia, WA.*

City of Olympia. 1994. *Comprehensive Plan for Olympia and the Olympia Growth Area.* Adopted by Olympia City Council, July 12, 1994.

Western Shore Heritage Services, Inc. April 2, 2007. *Archaeological recommendations for the Budd Inlet Treatment Plant.* Technical Memo 0702J.



FILE NAME: Fig01_vicinity.ai
CREATED BY: JAB / DATE LAST UPDATED: 06/12/07

SOURCE: Totem Publications, Atlas of Thurston and Mason Counties, 1994.

Budd Inlet Treatment Plant Master Plan . 207144

Figure 1
Vicinity Map
Olympia, Washington

FILE NAME: Fig02_sitelayout.ai
CREATED BY: JAB / DATE LAST UPDATED: 06/12/07

SOURCE: Brown & Caldwell, 2006.

Figure 2
Current Site Layout of Budd Inlet Treatment Plant
Olympia, Washington

FILE NAME: Fig03_preferred-opt.ai
CREATED BY: JAB / DATE LAST UPDATED: 06/12/07

SOURCE: Brown & Caldwell, 2006.

Budd Inlet Treatment Plant Master Plan . 207144

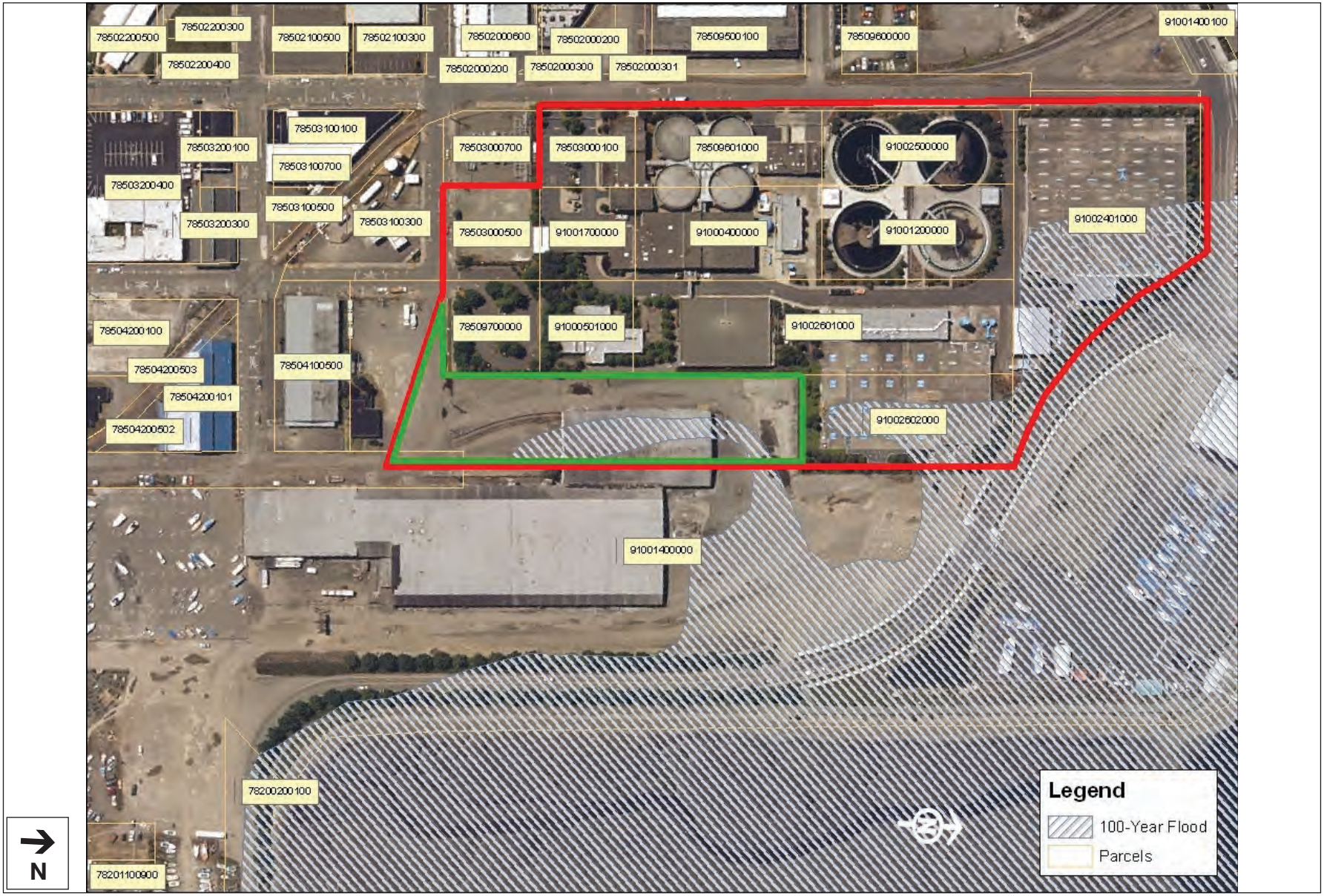
Figure 3
Preferred Option (Alternative 5)
Olympia, Washington

FILE NAME: Fig04_prop-port-opt.ai
CREATED BY: JAB / DATE LAST UPDATED: 06/12/07

SOURCE: LOTT Alliance, 2007.

Budd Inlet Treatment Plant Master Plan . 207144

Figure 4
Proposed Property Purchase
Olympia, Washington



FILE NAME: Fig05_floodplain.ai
CREATED BY: JAB / DATE LAST UPDATED: 06/12/07

SOURCE: Thurston Regional Planning Council, 2007.

Budd Inlet Treatment Plant Master Plan . 207144

Figure 5
100-Year Floodplain
Olympia, Washington

ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS

Adoption for (check appropriate box) ☒ DNS ☐ EIS ☐ Other _____

Description of current proposal The Budd Inlet Treatment Plant Master Plan incorporates strategies to respond to changes in available Budd Inlet discharge capacity. Several facilities at the Budd Inlet Treatment Plant are approaching the end of their useful lives. The preferred program includes purchasing property from the Port of Olympia and building future new facilities there.

Proponent LOTT Alliance

Location of current proposal The Budd Inlet Treatment Plant is located at the north end of Adams Street NE in Olympia, WA. The site is bordered by Thurston Ave. NE, Franklin St. NE, Market St. NE, and Marine Dr. NE.

Title of document(s) being adopted *LOTT Wastewater Resource Management Plan Final Programmatic EIS* (1996) *("FEIS")*; and *LOTT Wastewater Resource Management Plan and Final Supplemental EIS* (1998) ("FSEIS"). The LOTT Alliance is issuing a SEPA Environmental Checklist and Determination of Non-Significance in connection with this adoption.

Agency that prepared document being adopted LOTT Alliance

Date adopted documents were prepared 1996 and 1998

Description of document (or portion) being adopted The 1996 Programmatic FEIS describes the impacts associated with nine major program directions for wastewater management. The 1998 FSEIS describes the alternatives, environmental impacts, and mitigation measures associated with the LOTT Wastewater Resource Management Plan. The Budd Inlet Treatment Plant Master Plan will implement the Wastewater Resource Management Plan's provision for continued reliance on this facility for achieving high levels of wastewater treatment in the future.

If the document being adopted has been challenged (WAC 197-11-630), please describe:
Not applicable.

The document is available to be read at (place/time) Copies of the printed document are available for public review at the LOTT Alliance Administration Office (111 Market Street NE, Ste. 250, Olympia, Washington), Timberland Regional Libraries, and The Evergreen State College Library. Copies of the documents on CD are available at no cost by contacting the LOTT office.

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decisionmaker.

Name of agency adopting document LOTT Alliance

Contact person, if other than responsible official Lisa Dennis-Perez Phone: (360) 528-5719

Responsible official Karla Fowler

Position/title Planning and Programs Director Phone 360-528-5712

Address 111 Market St. NE, Suite 250, Olympia WA 98501

Date July 6, 2007 Signature Karla Fowler