

# Defending Water

## In the Skagit River Basin

Aug. 11, 2013

No. 11

### Tethys Listed as Grantee for UGA Petition-Related Parcels

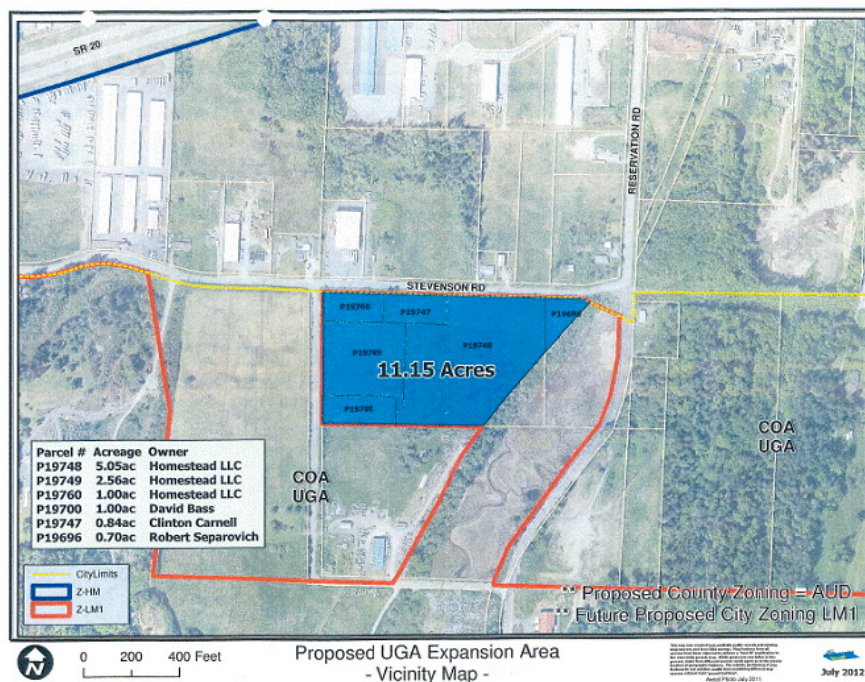
*“The Tethys facility is slated for a 30-acre industrially zoned site located south of March Point, on the southwest intersection of Stevenson and Reservation Roads. Winter said Tethys hasn’t released much specific information on the site because the company is still in negotiations with landowners.” Skagit Valley Herald, Sept. 14, 2012*

On July 9, 2013, Skagit County Commissioners unanimously agreed to docket (analyze) Anacortes’ urban grow area (UGA) petition for annexation of property parcels that Tethys Enterprises is pursuing for its one-million-square-foot, so-called food and beverage manufacturing operation and its accompanying train yard.

Skagit County records of Aug. 1, 2012, show that Tethys is listed in the grantee column on four of the UGA-petitioned parcels. Lot certification documents state that the parcels are eligible for conveyance and are eligible to be considered for developmental permits in the current rural reserve zoning district. Grantees are listed as follows:

- Parcel 19748, Grantees Tethys Enterprises, Inc., & ROG Homestead, LLC
- Parcel 19700, Grantees Tethys Enterprises, Inc., & David Bass
- Parcel 19747, Grantees Tethys Enterprises, Inc., & Clinton Carnell
- Parcel 19696, Grantees Robert Separovich & Tethys Enterprises, Inc.

Since Tethys Enterprises, Inc., is listed in the grantee column to the above Anacortes UGA-petitioned parcels, surely Skagit County’s upcoming Environmental Impact Statement (EIS) should be project-specific in order to consider the impact of Tethys’ proposed, so-called food and beverage manufacturing operation--the largest in North America--on Fidalgo Island and neighboring towns, especially La Conner.



*Note: UGA-petitioned parcels have been reduced from 11.15 acres to 10.45 acres. No official explanation has been given at this time.*

### ELEMENTS OF THE ENVIRONMENT

Washington Administrative Code (WAC) 197-11-444 lays out the environmental analyses that will aid in determining the outcome of Anacortes’ UGA petition (PL12-0258) related to Tethys.

According to a reliable source, Skagit County and City of Anacortes planning departments will make a combined effort to determine which of the following analyses will apply to the petitioned UGA’s Environmental Impact Statement (EIS). Dale Pernula, Director of Skagit County Planning & Development, will make the final decision, the process taking up to 120 days.

#### Washington Administrative Code 197-11-444

##### Elements of the Environment

##### (1) Natural environment

##### (a) Earth

- (i) Geology
- (ii) Soils
- (iii) Topography
- (iv) Unique physical features
- (v) Erosion/enlargement of land area (accretion)

- (b) Air
  - (i) Air quality
  - (ii) Odor
  - (iii) Climate
- (c) Water
  - (i) Surface water movement, quantity, quality
  - (ii) Runoff/absorption
  - (iii) Floods
  - (iv) Groundwater movement, quantity, quality
  - (v) Public water supplies
- (d) Plants and animals
  - (i) Habitat for and numbers or diversity of species of plants, fish, or other wildlife
  - (ii) Unique species
  - (iii) Fish or wildlife migration routes
- (e) Energy and natural resources
  - (i) Amount required/rate of use/efficiency
  - (ii) Source/availability
  - (iii) Nonrenewable resources
  - (iv) Conservation and renewable resources
  - (v) Scenic resources
- (2) Built environment
  - (a) Environmental health
    - (i) Noise
    - (ii) Risk of explosion
    - (iii) Releases or potential releases to the environment affecting public health, such as toxic or hazardous materials
  - (b) Land and shoreline use
    - (i) Relationship to existing land use plans and to estimated population
    - (ii) Housing
    - (iii) Light and glare
    - (iv) Aesthetics

- (v) Recreation
  - (vi) Historic and cultural preservation
  - (vii) Agricultural crops
- (c) Transportation
  - (i) Transportation systems
  - (ii) Vehicular traffic
  - (iii) Waterborne, rail, and air traffic
  - (iv) Parking
  - (v) Movement/circulation of people or goods
  - (vi) Traffic hazards
- (d) Public services and utilities
  - (i) Fire
  - (ii) Police
  - (iii) Schools
  - (iv) Parks or other recreational facilities
  - (v) Maintenance
  - (vi) Communications
  - (vii) Water/storm water
  - (viii) Sewer/solid waste
  - (ix) Other governmental services or utilities

To simplify the EIS format, reduce paperwork and duplication, improve readability, and focus on the significant issues, some or all of the elements of the environment in WAC 197-11-444 may be combined.

**NOTE:** Dale Pernula, Director of Skagit County Planning and Development Services stated the following in an email dated Aug. 1, 2013: *To date, no decision has been made regarding the SEPA [State Environmental Policy Act] review associated with the proposed Anacortes UGA expansion, including the scope of review and the project/non-project nature of that review. The SEPA responsible official has not yet issued a threshold determination on the proposal. Further, the department has taken no action that contradicts the advice [outside legal counsel] of Mr. Derr, which it takes seriously. The County intends to enter into an interlocal agreement with Anacortes to ensure that any costs associated with the forthcoming environmental review will be covered. Please continue to monitor the project webpage for updates: <http://www.skagitcounty.net/Common/asp/default.aspx?PlanningAndPermit&c=General&p=2012ACPetition>*

Correction: In Newsletter No. 10, Page 2, the Anacortes American's publication date regarding Tethys CEO Winter's quote should have been Nov. 14, 2012.



**Defending Water in the Skagit River Basin** is an arm of **Defending Water in Washington**. Both are part of the national **Defending Water for Life Campaign of the Alliance for Democracy**. The **Alliance** believes that water is a fundamental right for people and nature.

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