

SEPA Environmental Checklist

A. BACKGROUND

Exhibit P

to Hearing Examiner Staff Report

1. Name of proposed project, if applicable:
Skagit County Stabilization Campus
2. Name of applicant – Name, phone number & address:
**BCRA
2106 Pacific Ave., Suite 300
Tacoma, WA 98402**
3. Address and phone number of applicant and contact person:
**Contact: Jim Wolch, Architect; Christine Phillips, Planner
(253) 627-4367**
4. Date checklist prepared:
October 4, 2019
5. Agency requesting checklist:
City of Sedro-Woolley
6. Proposed timing or schedule (including phasing, if applicable):
**Construction of 16-bed Evaluation & Treatment Facility to begin in Spring of 2020.
Construction of a 24-bed Detox Facility, date To Be Determined.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No further construction is proposed at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
**Geotechnical Evaluation; GeoTest Services, Inc.; July 18, 2018
ALTA Survey; Semrau Engineering & Surveying; July 31, 2018
Critical Area Reconnaissance; Bachman Environmental; May 2, 2018
Cultural Resources Report; ERCI; July 11, 2018
Preliminary Stormwater Site Plan; BCRA October 2019**
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.
Design of State Route 20 road widening along with Cascade Trail/Brickyard Creek is underway. Approvals for construction of the culvert and access driveway over Brickyard Creek is included in State Route 20 scope of work.
10. List any government approvals or permits that will be needed for your proposal, if known.
**Essential Public Facility & Conditional Use Permit; City of Sedro-Woolley
Typical Building and Site Development Permits; City of Sedro-Woolley**
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.

This project is a relocation of an Evaluation & Treatment (E&T) facility currently located at North Cascades Gateway Center, 1895 Hub Drive, in Sedro-Woolley. The current 16-bed E&T will be relocated to this site in Phase I, and 24 secure, acute detox/withdrawal management beds will be built in Phase II. Pioneer Center North at the North Cascades Gateway currently offers 141 beds of behavioral health treatment, with a 16-bed co-occurring treatment and a 40-bed opiate use disorder treatment program. These facilities are expected to close and be relocated throughout the region. The proposed secure detox facility provides a different, but related service to those already in operation at Pioneer Center North.

- Phase I – Construction of a 16-bed, 11,500 SF Evaluation and Treatment Facility with related site development including parking and landscaping, and site prep for Phase II.
- Phase II – Construction of a 24-bed, 12,500 SF secure Detox Facility.

12. Location of 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.

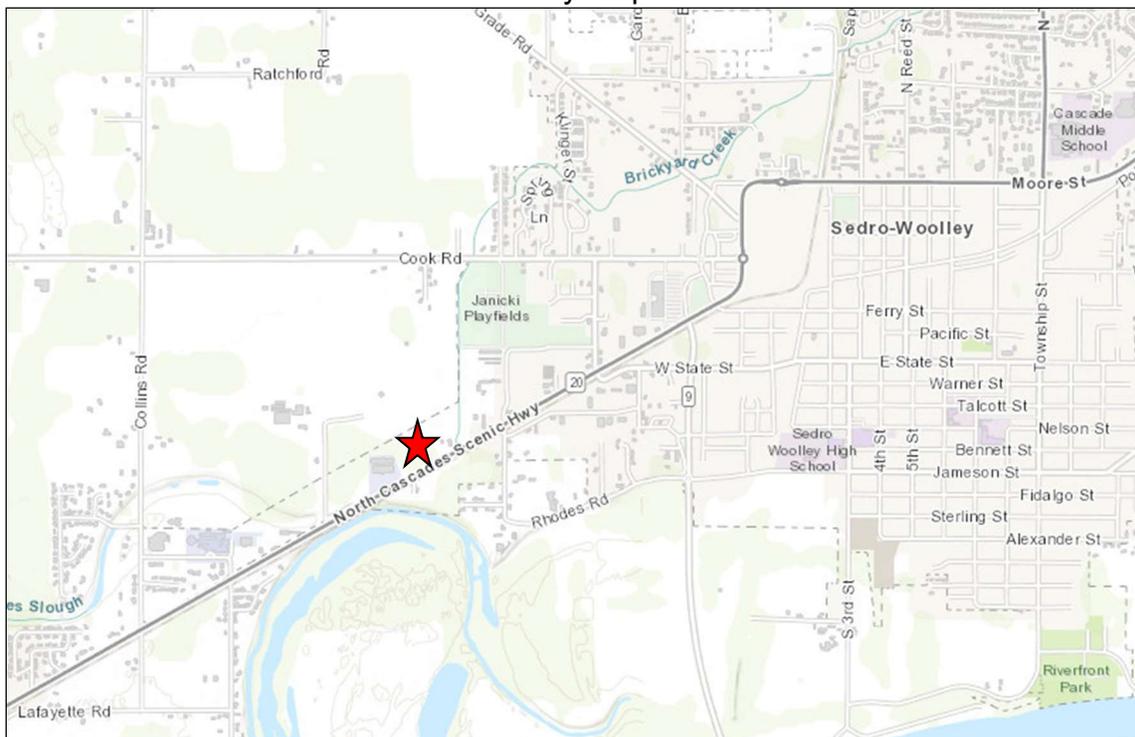
Located on the north side of State Route 20 across from Pinto Lane and northeast of Life Care Center of Skagit Valley.

Parcels: P104178 & P76502 (Sedro-Woolley); P76503 (Skagit County)

Area: 4.21 + 3.20 + 0.66 acres = 8.07 acres

N ½ of NW ¼ and Lot 1, S 26, T 35N, R 4E

Vicinity Map



B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.
The site is generally flat with a total grade change of six feet from east to west over approximately 1000 feet.
- b. What is the steepest slope on the site (approximate percent slope)?
There are no significant slopes on the property.
- 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.
**General geologic conditions at the site are mapped as Holocene Older Alluvium and Lahar run-out deposits of the Skagit River Valley (Qoa).
Geo Test Services (GTS) interprets the native soils observed onsite to be of alluvial origin and is consistent with mapped geologic resources. See *Geotechnical Evaluation prepared by GTS*.**

The on-site subsurface soils generally consist of 1 to 2 feet of topsoil, subsoil and tilled earth with moderate to high organic content that is representative of previous agricultural use. GTS anticipates that the entirety of previously tilled, elevated organic content topsoil and subsoil in the upper 12 to 24 inches of the site will require removal below the footprint of the planned improvements.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
The are no surface indications or history of unstable soils.
- e. Describe the purpose, type, and approximate quantities of any filling, excavation, and grading proposal. Indicate source of fill.
Approximate cut and fill quantities are 2,000 cubic yards of cut and 11,000 cubic yards of fill. Structural fill as specified in the Geotechnical Evaluation will be from an approved source.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
The site is generally level and does not meet the criteria for landslide or erosion hazards. Temporary erosion control measures will be implemented to minimize erosion during construction.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 31% of the site will be covered with building and impervious surfaces with buildout of both proposed phases.

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

A temporary erosion control plan will be prepared and implemented during the construction phase in accordance with City of Sedro-Woolley Development Standards. TESC measures will include a temporary construction entrance, filter fabric fence, temporary drainage ditches, straw bales and catch basin protection.

2. Air

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

Emissions during construction are anticipated as a direct result of the construction workers use of personal, company and/or subcontractor vehicles to and from the site. Once the project is complete, automobile exhaust from staff, visitors, and other's vehicles, will be the main source of emissions.

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

Main off-site emissions are from traffic on State Route 20, and odors from the use of fertilizer on nearby agriculture lands, and dust when fields are tilled or crops are harvested. These emissions are not anticipated to affect this proposal.

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

Dust during construction activities will be managed by the contractor with industry standard best practices.

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, salt water, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The nearest water body is Brickyard Creek which is directly adjacent to the south property line. Harts Slough is located approximately 500 feet away, with State Route 20 and elevated railroad tracks in between.

- 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.

Much of the proposed development will be within 200', including building construction, parking and landscaping, stormwater management and placement of utilities. The driveway over the creek and new culvert is outside of the

property limits and is under a separate development application included with the State Route 20 work.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
No fill or dredge will be placed in the creek with this project.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.
The proposed project does not require any surface water withdrawals or diversions.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
The subject site is not within an identified 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.
The proposed project does not involve discharges of waste materials into surface waters.

b. Ground:

- 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 ground water withdrawals will be required as a direct result of the proposed project. No water will be discharged to groundwater as a direct result of the proposed project.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any. For example: domestic sewage, industrial, containing the following chemicals... agricultural, etc. Describe the general size of the system, the number of such systems, and the number of houses to be served, if applicable, or the number of animals or humans the system(s) are expected to serve.
The subject property will be served by public sanitary and storm sewers. It is anticipated that no waste materials will enter the ground from the subject site.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
Drainage patterns in the vicinity will remain as is.

c. Water Runoff (including storm water):

- 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.

The source of runoff will be stormwater runoff from building roof tops, concrete walks and asphalt pavement areas. Runoff from the project will be collected by catch basins and roof downspouts and infiltrated in bioretention cells and/or an underground infiltration facility that will treat the stormwater per the 2012 Department of Ecology Stormwater Manual. Any overflows from the underground infiltration facility will discharge to Brickyard Creek.

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

It is not anticipated that waste material will enter ground or surface waters.

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

During the construction phase, temporary erosion control measures, ongoing maintenance, soil stabilization and other best management practices will be implemented to help reduce and control impacts from the project. Permanent measures to reduce and control runoff from the completed project will include catch basins, underground conveyance pipe, detention and water quality treatment as determined necessary. Stormwater will be managed per the 2012 Department of Ecology Stormwater Manual.

4. Plants

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

deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, spruce, cedar, pine, other,
_____ shrubs
 grass
_____ pasture
_____ crop or grain
_____ orchards, vineyards or other permanent crops
_____ wet soil plants: cattail, buttercup, bulrush, 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?

All vegetation and brush within development area will be cleared prior to construction. Existing trees along north and west property lines will remain, although overgrowth of vegetation and brush around them will be cut back for maintenance purposes.

- c. List threatened or endangered species known to be on or near the site.
None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
Landscaping along creek edge and within parking areas will be designed and installed in accordance with applicable City requirements.
- e. List all noxious weeds and invasive species known to be on or near the site.
Blackberry.

5. Animals

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

birds: hawk, heron, eagle, songbirds, other (list): **birds typical of rural environments such as jays, crows, sparrows etc. are likely to be seen on or near site.**

mammals: deer, bear, elk, beaver, other (list): **small mammals typical of rural environments such as rodents/squirrels, raccoons are likely to be seen on or near the site.**

fish: bass, salmon, trout, herring, shellfish, other (list): **Brickyard Creek is a Type 3 fish bearing stream.**

- b. List any threatened or endangered species known to be on or near the site.
None known.
- c. Is the site part of a migration route? If so, explain.
Skagit County is within the Pacific Flyway for migratory birds. Migrating species of geese and ducks can be found in lakes, ponds, wetlands and waterways of the area. Key rest stops are not known to be located within this site, although could potentially be in Harts Slough/wetlands to the south or Gages Slough to the west.
- d. Proposed measures to preserve or enhance wildlife, if any.
The stream buffer along the property edge will be planted as required by city code.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
**Electric – Power and lighting
Natural Gas – HVAC**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposed project will not adversely affect the potential use of solar energy by the adjacent properties as they are single-story buildings and set back from adjacent properties a minimum of 85 feet and so will not create any shade or shadows on possible structures located there.

- 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.
Washington State energy requirements will be met when designing building shell, lighting, heating, and ventilation equipment.

7. Environmental Health

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

There are no known sources of environmental health hazards.

- 1) Describe special emergency services that might be required.
None anticipated.

- 2) Proposed measures to reduce or control environmental health hazards, if any:
None proposed.

- b. Noise:

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Street traffic noise from State Route 20 is not anticipated to affect this project.

- 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 (i.e., traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Short-term noise would result from construction activities. Long term noises associated with the proposed project will include the coming and going of vehicles as well as indoor and outdoor use of the facility by staff and clients.

- 3) Proposed measures to reduce or control noise impacts, if any.
None proposed.

8. Land and Shoreline Use

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

Currently the project site is undeveloped. To the west is the Life Care Center nursing facility. There are smaller businesses along

State Route 20, but the majority of nearby land is either agricultural or wetland and habitat areas (across State Route 20).

- 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 non-forest use?
While the site was used for agricultural purposes in the past, it has not been in recent use so has no commercial significance as agricultural resource land.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
There are working farm lands in the vicinity, but this project will not affect them nor be affected by them, with the exception of the dust and odors noted under Item B.2.
- c. Describe any structures on the site.
None
- d. Will any structures be demolished? If so, what?
Not applicable.
- e. What is the current zoning classification of the site?
MC, Mixed Commercial zone
- f. What is the current comprehensive plan designation of the site?
Mixed Commercial
- 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 a critical area by the city or county? If so, specify.
Brickyard Creek
- i. Approximately how many people would reside or work in the completed project?
It is anticipated that the Evaluation & Treatment facility will be staffed with approximately 38 full-time and part-time employees and the Detox facility with approximately 40 full-time and part-time employees.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any.
No displacement. Not applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Proposal will be reviewed through the City's Essential Public Facilities and Conditional Use Permit process, which requires a public hearing before the Hearing Examiner. Project is located commercial zone and is surrounded by a high proportion of agricultural and undeveloped lands. Project will be designed in compliance with city standards.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
None proposed as the project is located in a mixed commercial zone along State Route corridor and will not interfere with adjacent agricultural uses.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate 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.
None proposed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Maximum building height to the roof peak will be approximately 22 feet above grade. Materials will be fiber cement siding, standing seam metal sloped roofs, aluminum windows, and metal storefront system. See Elevation Drawings included with submittal.

- b. What views in the immediate vicinity would be altered or obstructed?
No proprietary or significant views will be obstructed by the proposal.

- c. Proposed measures to reduce or control aesthetic impacts, if any.
Building will be single-story, wood structures with low-sloping and angled roof lines, and varying materials and colors. See Elevation Drawings included with submittal.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Typical parking lot lighting will be directed downward and away

from adjacent properties. Building mounted security lighting will be provided around the perimeter building. Light from vehicle headlights as cars navigate the parking area could occur at any time during the day or night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
It is not anticipated that the glare resulting from the proposed project will create a safety hazard or interfere with views, and the project will comply with all relevant standards.
- c. What existing off-site sources of light or glare may affect your proposal?
Existing sources of light and glare will not affect the proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any.
Light standards will be installed in locations that minimize the amount of light encroachment on to adjacent properties.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Janicki Fields; Cascade Trail; Harry Osborne Park & Caboose; Bingham Park; Riverside Health Club; United Fitness Center; Sedro-Woolley High School fields.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No existing recreation will be displaced.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.
Clients and staff at the facility will have access to outdoor areas attached to the buildings. Cascade Trail is planned to run along Brickyard Creek in the vicinity of this project.

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
A Cultural Resources Report was conducted for this project in compliance with WA Department of Archaeology and Historic Preservation (DAHP) requirements. There are no existing structures on the site and no nearby buildings listed on any registers. No protected cultural resources or historic properties were identified during the conducted archaeological investigation.
- 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.

The Upper Skagit Indian Tribe considers the general area to be culturally and historically significant to them, and villages of the Skagit River peoples are known to have existed near the Project area.

There is no visual evidence of use or occupation of the property or adjacent lands. ERCI performed 28 Shovel tests on the site which revealed no protected cultural resources or historic properties., although two nondescript ceramic pieces were observed.

Records of four archaeological sites within 1.5 miles of the Project are on file with DAHP. Records of four National Register of Historic Places properties are on file with DAHP within 1.5 miles of the Project area. See *Cultural Resources Report prepared by ERCI*.

- 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.
A Cultural Resources Report was conducted for this project in compliance with WA Department of Archaeology and Historic Preservation requirements. See *Cultural Resources Report prepared by ERCI for a detailed listing of methods and resources*.
- 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.
In the event that suspected historic or cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other form of site development/construction, all work on site shall immediately stop, any equipment moved away from the location, and the property owner/developer shall follow the protocol in Appendix 3 of the Cultural Resources Report, *Unanticipated Discovery Protocol*, a copy of which is to be on-site at all times.

14. Transportation

- a. Identify public streets and State Routes serving the site and describe proposed access to the existing street system. Show on site plans, if any.
State Route 20 is the only public right-of-way providing access to this site.
- b. Is site or affected geographic area currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Bus Route 300 stops outside of the Life Care Center just south of the project site.
- c. How many additional parking spaces would the completed project have? How many would the project eliminate?
There is no parking currently on the site. 72 stalls are proposed to serve both proposed facilities. Stalls and access drive will be completed in Phase 1.

- 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).
State Route 20 is being improved as part of a separate project. This proposal will not require additional improvements.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The proposed project does not require the use of, nor will it occur in the immediate vicinity of water, rail or air transportation systems.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?
The completed project will relocate some existing services at North Cascades Gateway Center. This project will reduce existing travel times due to proximity to services. From a traffic report done for an identical 16-bed facility with the same operator also on a highway we have the following information: The site will be a mild generator of new trips. Roughly 70 total daily trips are expected to be generated on a typical weekday with 22 trips during the AM peak hour and 10 trips during the PM peak hour.
- 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.
The project will not affect movement of agricultural or forest products in this area. The project has easy access to the main State Route system and does not create significant traffic.
- h. Proposed measures to reduce or control transportation impacts, if any.
None proposed as a result of the project.

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 describe.
Fire, police and ambulance services would continue at a similar service level for relocated and similar uses. However, travel times would be reduced due to proximity to services.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
The facility operator will contract for required services.

16. Utilities

- a. Underline 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.
The proposed building will require all common utilities currently provided on State Route 20.
Electricity – Puget Sound Energy
Natural Gas – Cascade Natural Gas
Refuse Service – City of Sedro-Woolley
Water service – Skagit PUD
Sanitary Sewer – City of Sedro-Woolley
Storm Sewer – City of Sedro-Woolley

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: _____

Name of signee: Christine Phillips

Position and Agency/Organization: Planner with BCRA; agent for owner

Date: October 4, 2019