



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

**STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE**

Date of Issuance: July 14, 2023

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

Agency Contact: Chris DeBoer, chris.deboer@ecy.wa.gov, (425) 466-8732

Description of proposal:

The enclosed State Environmental Policy Act (SEPA) Checklist proposes an interim action to address contaminated vapors at the Northern State Multi Service Center site in Sedro-Woolley, Washington. The proposed action includes installation of a sub-slab depressurization system (SSDS) within the former laundry building located at 1980 Northern State Road in Sedro-Woolley, Washington. Chlorinated solvent have been detected in soil, groundwater, and soil vapor beneath the building, likely released from historical laundry operations. The SSDS is designed to mitigate the risk of potential migration of contaminated vapors from beneath the building foundation into indoor air. This work will be performed in accordance with the Final Interim Action Work Plan approved by the Washington State Department of Ecology (Ecology) and the United States Environmental Protection Agency. This interim action will be conducted in accordance with Agreed Order DE 16309 between Ecology and the Port of Skagit County.

Location of proposal: 1980 Northern State Road, Sedro-Woolley, Washington

Applicant/Proponent:

Heather Rogerson
Port of Skagit
15400 Airport Drive
Burlington, WA 98233
(360) 757-9828

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

DETERMINATION OF NONSIGNIFICANCE

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This determination is based on a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request or at the Site web page <https://apps.ecology.wa.gov/cleanupsearch/site/10048>.

The comment period for this DNS corresponds with the comment period on the Public Review Draft Interim Action Work Plan that will end on August 15, 2023.

Responsible official:

Responsible official:

Robert W. Warren
Section Manager
Northwest Regional Office
Toxics Cleanup Program
(206) 594-0093

Signature  Date June 28, 2023

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

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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Interim Action AOC 1 – Former Laundry Building
Northern State Multi Service Center
Sedro-Woolley, Washington

2. Name of applicant:

Maul Foster & Alongi, Inc. on behalf of the Port of Skagit

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

Carolyn Wise, Maul Foster & Alongi, Inc.
1329 North State Street, Suite 301
Bellingham, WA 98229
(360) 594-6255

Heather Rogerson, Port of Skagit
Director of Planning and Development
15400 Airport Drive
Burlington, WA 98233
(360) 757-9828

4. Date checklist prepared:

June 26, 2023

5. Agency requesting checklist:

Washington State Department of Ecology

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

The proposal includes implementation of interim remedial action at area of concern (AOC) 1 including the installation of a sub slab depressurization system at the former laundry building (the Site) at the SWIFT Center, the former Northern State Multi Services Center (the Property). The installation of this system is scheduled for Fall 2023.

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

Other cleanup and remediation actions are likely to be conducted in the future at different areas of the property. These cleanup actions will be coordinated with Ecology prior to

implementation. The system may be integrated into future remedial actions. The Planned Action Environmental Impact Statement (EIS) documents, dated September 18, 2015 (draft EIS) and November 16, 2015 (Final EIS) provide additional documentation on the evaluations discussed in this proposal.

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

For this action, an interim remedial action plan is being prepared in coordination with Ecology and the U.S. Environmental Protection Agency (EPA). A public review draft interim action work plan, dated June 13, 2023, has been prepared for this action.

The Planned Action EIS documents, dated September 18, 2015 and November 16, 2015, provide additional documentation on the evaluations discussed in this proposal.

Additionally, a remedial investigation work plan, dated March 15, 2021, summarizes the environmental conditions of the Property that are the subject of this proposal.

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 proposed interim action will be conducted under an Agreed Order between the Port of Skagit and the Washington State Department of Ecology within the authority of MTCA. The proposed interim action is exempt from the procedural requirements of certain state laws and local permits (RCW 70.105D.090) but must comply with the substantive requirements of these laws and permits. The exemption from procedural requirements applies to the following Washington State laws: Clean Air Act (RCW 70A.15). MFA is in coordination with the City of Sedro-Woolley to determine local permit requirements.

Additional approvals include review under Section 106 of the National Historic Preservation Act.

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

An evaluation of potential emissions from the sub-slab depressurization system will be completed and provided to the Washington State Department of Ecology and the Northwest Clean Air Agency, relative with WAC 173-460-150 thresholds.

Consultation with WA Department of Historic Preservation

MFA is in coordination with the City of Sedro-Woolley to determine local permit requirements.

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

The proposed action in this proposal is the interim remedial action at the former laundry building (AOC 1) at the SWIFT Center property. The building is used for classroom instruction by Cascades Job Corps. The action involves installation of a sub-slab depressurization system in the former laundry building to prevent concentrations of potential chemicals of concern from entering indoor air. The installation of this system will involve routing venting systems through existing copulas to retain the historic roofline of the building. Potential chemicals of concern proposed for mitigation include chlorinated volatile organic compounds [cVOCs], including tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene (cis-1,2-DCE) in soil gas underlying the building, likely released from historical chlorinated solvent use during laundry operations.

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 interim remedial action is taking place within Division 9 of the Sedro-Woolley Innovation for Tomorrow Center (SWIFT Center) Master Binding Site Plan, dated August 2018. The address for the site is 1980 Northern State Road, Sedro-Woolley, Washington in sections 7, 8, 17, and 18 of township 35 north and range 5 east of the Willamette Meridian.

See attached vicinity map provided as Figure 1-1.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

The former Laundry Building is located in the northern part of the SWIFT Center, a developed area of the property. The laundry building site is flat, surrounded by paved surface parking lot and sidewalk with a landscape planting bed on the south side of the building.

The SWIFT Center is located on a slight topographic plateau to the north of the Skagit Valley. In general, the property is relatively flat with slopes south and southeast toward the Skagit Valley and the Skagit River (Water Resource Inventory Area No. 3). Goat Hill, located in the northwest corner of the property, includes the highest point of elevation at the property (approximately 310 feet above mean sea level). The lowest elevation point lies along the southern boundary of the site at approximately 100 feet above sea level.

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

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

The laundry building site was previously graded and developed. Goat Hill is located in the northwest corner of the property, outside of the work area described in this proposal, with the steepest slope of approximately 21%.

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.

Soft to hard silt and clay with varying amounts of fine sand overly native glaciomarine drift (silts). This proposal does not include removal of soil.

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

No

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.

The objective of the interim remedial action is to vent subsurface soil gas underlying the existing building to prevent indoor air concentrations of chlorinated solvents above screening criteria. This will involve coring through the existing building slab for installation of vent pipes for sub slab depressurization system. The diameter of these cores will be less than six inches. Five vent pipes will be installed in the building and routed through existing copulas along the roofline.

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

No, all proposed activities are inside existing structures and will not disturb soil.

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

Does not apply; the work included in this proposal will not change the existing areas of impervious surfaces at the site.

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

None.

2. Air [Find help answering air questions](#)

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.

Soil gas underlying the building will be vented to the outdoors via the sub slab depressurization system. An air emission calculation was performed as outlined below and determined that the concentrations of chemicals of concern vented to the outdoors are well below the threshold criteria.

All chemicals of concern analyzed in sub-slab vapor were compared to the table provided in Washington Administrative Code 173-460-150 to identify applicable small quantity emissions limits.

Perchloroethylene and trichloroethylene were the only chemicals of concern detected in sub slab vapor and have associated emissions values. Calculations were performed to determine the amount of perchloroethylene and trichloroethylene that would be emitted assuming the observed sub-slab concentrations would be vented from all proposed vent locations under maximum fan operating conditions. Under the proposed operating conditions, the system is estimated to emit 13 pounds of perchloroethylene per year and 0.029 pounds of trichloroethylene per year, well below the small quantity emissions limit of 27 and 34 pounds per year, respectively.

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

No

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

As noted above, an evaluation of the vented air concentrations has been conducted for this proposal to ensure values are below applicable thresholds.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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.

One stream, Hansen Creek is located beyond 400 feet from the proposed work area inside the former laundry building.

One stream, Brickyard Creek is located beyond 1,200 feet from the proposed work area inside the former laundry building.

On stream, Unnamed Creek is located beyond 1,700 feet from the proposed work area inside the former laundry building.

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

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.

None

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

No

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

No

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

b. Ground Water: [Find help answering ground water questions](#)

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 a general description, purpose, and approximate quantities if known.

No

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

None; the building is served by municipal sewer.

c. Water Runoff (including stormwater):

- a) 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.

All work included in this proposal will be conducted inside an existing building (the former laundry building). Therefore, interaction with runoff (including stormwater) is not anticipated. The work is being conducted within a building surrounded by paved stormwater controls that will not be modified as a part of this proposal.

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

No

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

No

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

None, only interior building work proposed.

4. Plants [Find help answering plants questions](#)

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

The building is surrounded by paved impervious surfaces.

- 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?

No vegetation will be removed or altered as part of this proposal. All work is proposed inside an existing building.

c. List threatened and 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.

No landscaping or vegetation modification is included in this proposal.

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

See EIS, dated September 18,2015: Ivy (*Helix hedera*) and Himalayan blackberry (*Rubus armeniacus*) are noted as present on the Property.

5. Animals [Find help answering animal questions](#)

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

See EIS, dated September 18,2015 which notes the following may occur near the Property:

Birds: hawk, eagle, owl, gulls, songbirds, geese

Mammals: deer, small mammals, elk

Fish: salmon and trout

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.

See EIS, dated September 18,2015: Hansen Creek supports two Endangered Species Act listed salmonids, chinook and steelhead, in addition to Coho, chum and pink salmon.

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

See EIS, dated September 18,2015: The decommissioned smokestack of the powerhouse on the site has been a roost for Vaux's Swifts and have used the smokestack during fall and spring migration periods. Vaux's Swifts use of the smokestack has not been observed in more recent migration periods.

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

Does not apply, all proposed work will be within the former laundry building. There is no known wildlife use in the former laundry building.

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

None known.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. 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.

Electricity will be required to power the venting system associated with the sub slab depressurization system within the building. The venting system will include five, 120 volt fans that use approximately 90 watts each.

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

No

3. 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.

None

7. Environmental Health [Find help with answering environmental health questions](#)

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

Yes. The purpose of the proposed project is to implement an interim remedial action to mitigate potential migration of contaminated vapors below the building slab into the building. In the short-term, project construction would require coring through the slab, which would temporarily increase construction personnel's potential for exposure to environmental health hazards.

Environmental health concerns resulting from short-term construction required from the proposed project would be mitigated, as discussed in the response to question B.7.5.

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

Concentrations of chlorinated solvents (including PCE, TCE, and 1,1-DCE) are present beneath the former laundry building slab due to historical releases on 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.

None

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.

Soil gas underlying the building slab of the formerly laundry building will be vented outdoors at concentrations below the thresholds outlined in WAC 173-460-150.

4. Describe special emergency services that might be required.

None

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

The interim remedial action will be implemented in accordance with the applicable requirements of state and federal rules for contaminated site work, including Chapter 296-62 WAC, Chapter 296-843 WAC, and 29 CFR parts 1910.120 and 1926.65. These regulations address worker health and safety at cleanup sites, including worker training, preparation of a health and safety plan, a site control and monitoring requirements, and personal protective equipment.

b. Noise

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

None

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

Construction noise will occur during the installation of the sub slab depressurization system on a short-term basis. Work will be scheduled to limit impacts to tenant operations and is anticipated to occur primarily during daylight hours.

A small fan (less than 100 watts) will be running in each vent pipe (5 vent pipes) during the operation of the sub slab depressurization system and may result in some slight noise during operation.

3. Proposed measures to reduce or control noise impacts, if any.

Vent locations of the sub slab depressurization system are positioned in closets or areas of low traffic to reduce influence on ambient noise conditions in more frequently used areas of the building.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

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.

Job training classrooms and on-site residences are present on the SWIFT property. Adjacent properties include recreation and residential use. This proposal will not affect or change current land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because 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?

Not within the project site. The former Northern State Hospital grounds included adjacent farmland which were transferred to the Department of Natural Resources and then to the ownership of Skagit County. No agricultural or forest land will be converted to other uses because of this proposal.

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

No

c. Describe any structures on the site.

The Property currently comprises over 80 buildings and structures. Some buildings are occupied by

tenants, including the Cascade Job Corps, but the majority are vacant.

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

No

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

Planned / Mixed Use

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

Public

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.

See EIS, dated September 18, 2015. Based on existing Skagit County critical areas maps, the SWIFT Property contains no geological hazard areas.

Brickyard and Hanson Creek and Brickyard Pond are identified on County Critical Area maps. Preliminary stream classifications and riparian buffers based on the City Critical Areas Ordinance (SWMC 17.65) are provided as follows:

Hansen Creek: Category F, Type 2, Buffer 200 feet

Brickyard Creek: Category F, Type 3, Buffer 110 feet

Stream 1 (Brickyard Pond): Category F, Type 3, Buffer 110 feet

All work in this proposal is being conducted beyond the buffer zones of these streams.

Communal roosts of Vaux's Swifts have been designated in the City Critical Areas Ordinance as official habitats of local significance (SWMC 17.65.500). No work is being conducted near the smokestack of the power house.

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

Not applicable, project does not modify current use or occupancy of the building.

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

None

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

None

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

None, proposal does not change existing or project land use or plans.

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

None.

9. Housing [Find help answering housing questions](#)

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.

None

10. Aesthetics [Find help answering aesthetics questions](#)

- 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; no new structures proposed.

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

No

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

The venting system associated with the sub slab depressurization system will be routed through existing copulas of the building to reduce additional penetrations of the roof and retain the historic roofline.

11. Light and Glare [Find help answering light and glare questions](#)

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

No light or glare will be produced by the project; work will be conducted inside existing structure.

- 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 [Find help answering recreation questions](#)

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

There are designated public walking paths / trails on the SWIFT Center. A County Park and recreational areas are located immediately east and north of the Property and include a frisbee golf course and hiking paths.

- 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 [Find help answering historic and cultural preservation questions](#)

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.

Yes, the former laundry building was constructed in 1947. Much of the SWIFT Center property is listed on the National Register of Historic Places as a district. The listing includes many of the remaining buildings, including the former laundry building, as well as the campus landscape.

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 work described in this proposal will be conducted on the former laundry building; a historic building constructed in 1947. Cultural resource studies have been previously completed at the site documenting the historic buildings, including the following:

- North Cascades Gateway Center (Northern State Hospital) Cultural Resource Assessment, Prepared for the Washington State Department of General Administration, Artifacts, Consulting, Inc., February 2008
- Archaeological Assessment in Support of the Planned Action Environmental Impact Statement Review of Redevelopment Alternatives for the Northern State Campus, Skagit County, Washington, Prepared for Maul Foster & Alongi, Inc. Drayton Archaeology, May 22, 2015

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 Section 106 consultation under the National Historic Preservation Act will be completed associated with the work under this proposal.

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.

The work outlined in this proposal only includes minor modifications to the existing building slab of the former laundry building and routes vents associated with the sub slab depressurization system to the existing copulas along the roof.

14. Transportation [Find help with answering transportation questions](#)

- 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.**

Contractors installing the sub slab depressurization system will utilize Fruitdale Road to access the site.

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

Yes, Skagit Transit provides bus transportation service to the SWIFT Center.

- c. **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

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

No

- e. **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?**

It is anticipated that one trip per day to the site will be required by contractors for up to a week during implementation of the proposal. This is based on an engineer's estimate for the duration of time required to install the sub slab depressurization system.

f. 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

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

None

15. Public Services [Find help answering public service questions](#)

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.

None with this action.

16. Utilities [Find help answering utilities questions](#)

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.

The vent fans used to generate a vacuum in each pipe will be powered by tying into the existing electrical service present in the former laundry building. Additional offsite power is not anticipated to be needed for the installation or operation of the proposed system.

C. Signature [Find help about who should sign](#)

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.

X *Carolyn Wise*

Type name of signee: Carolyn Wise

Position and agency/organization: Maul Foster & Alongi, Inc., Project Hydrogeologist

Date submitted: 6/26/2023

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section 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.



Source: Aerial photograph obtained from Esri ArcGIS Online; parcels and roads and streams data sets obtained from Skagit County; city limits data set obtained from City of Sedro-Woolley.

- Legend**
- Property Parcel and Parcel Name
 - Northern State Recreational Area
 - Sedro-Woolley City Limits (Post Annexation)
 - Stream

Figure 1-1
Property Vicinity
 Former Northern State Hospital
 Port of Skagit
 Sedro-Woolley, Washington

