



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 Non-Significance

Date of Issuance: June 10, 2026

Lead Agency: Department of Ecology, Toxics Cleanup Program, Northwest Region 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 soil at the Northern State Multi Service Center site in Sedro-Woolley, Washington. The proposed action includes soil excavation around the Hub building located at 1890 Hub Drive in Sedro-Woolley, Washington. The interim remedial action will remove lead impacts in shallow soil adjacent to the Hub building and is intended to mitigate direct-contact expose risk for visitors and occupants of the property. The source of the lead impacted soil is from lead-based paint chipping and flaking off the historic Hub building. This work will be performed in accordance with the Final Interim Action Work Plan approved by the Washington State Department of Ecology (Ecology). This interim action will be conducted in accordance with Agreed Order DE 16309 between Ecology and the Port of Skagit County.

Applicant:

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

Location of Proposal:

1890 Hub Drive
Sedro-Woolley, WA, at the Sedro-Woolley Innovation for Tomorrow Center (SWIFT Center)

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 is not required under

RCW [43.21C.030\(2\)\(c\)](#). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

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>.

This DNS is issued under WAC [197-11-340\(2\)](#). The comment period for this DNS corresponds with the comment period on the Public Review Draft Interim Action Work Plan. Comments must be submitted by 11:59pm on July 16, 2026. Comments may be submitted online or to Chris DeBoer at chris.deboer@ecy.wa.gov.

Responsible Official: Kimberly Wooten
Position/Title: Section Manager, Toxics Cleanup Program-NWRO
Address: PO Box 330316, Shoreline, WA 98133-9716
Phone: (425) 324-1658

X 

Responsible Official

Signature Date: June 10, 2026

This SEPA decision may be appealed in accordance with WAS 197-11-680.

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

Interim Action AOC 3 – Lead in Soil Around Buildings (Hub Building / Assembly Hall)
Former 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.
Senior Hydrogeologist
114 W Magnolia Street, Suite 500
Bellingham, WA 98225
(306) 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:

May 26, 2026

5. Agency requesting checklist:

Washington State Department of Ecology (Ecology)

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

The proposed interim action consists of remedial excavation soil with elevated lead concentrations adjacent to the Hub building in area of concern (AOC) 3. The project is anticipated to take place in Summer 2027.

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 Planned Action Final Environmental Impact Statement (EIS)

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

documents, dated November 16, 2015, provides 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. A *Public Review Draft Interim Action Work Plan – Hub Building (AOC 3)*, dated March 26, 2026, has been prepared for this action .

The *Planned Action Final Environmental Impact Statement (EIS)* documents, dated September 18, 2015 and November 16, 2015 provide additional documentation on the evaluations discussed in this proposal.

Additionally, a *Remedial Investigation Report*, dated October 16, 2025, 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 Ecology in accordance with the Model Toxics Control Act (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. Local permits will be obtained from the City of Sedro-Woolley.

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

MFA will consult with the Washington State Department of Historic Preservation. MFA is in coordination with the City of Sedro-Woolley to determine local permit requirements.

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

The proposed action in this proposal is the interim remedial action of the historic Hub building (also known as Assembly Hall) at AOC 3 at the SWIFT Center property. The Hub building is currently undergoing plans for rehabilitation and renovation to be used as a gathering space supporting the SWIFT Center campus and broader community. The interim remedial action is being implemented to remove lead impacts in shallow soil adjacent to the Hub building and is intended to mitigate direct-contact expose risk for visitors and occupants of the SWIFT Center campus. The source of the lead impacted soil is from lead-based paint chipping and flaking off the historic Hub building. The volume of material removed is estimated to be up to 110 cubic yards (170 tons) of impacted soil. The lateral extent of the excavation is anticipated to encompass an area 5 feet in width adjacent to the Hub building with final extents determined based on field screening of lead in soil using a field portable X-ray fluorescence (FP-XRF) instrument. The vertical extent of the excavation is anticipated to be a minimum of 1.5 feet below ground surface with final extents determined based on field screening of soils using an FP-XRF instrument.

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 7 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. The address to the Hub building associated with this proposal is 1890 Hub Drive, Sedro-Woolley, Washington.

See attached vicinity map provided as Figure 1-1.

Environmental Elements

1. Earth

[Find help answering earth questions³](#)

a. General description of the site:

The Hub building is located in the central part of the SWIFT Center in a developed area of the Property. The Hub building is flat, surrounded by vegetation/landscaping directly alongside the building, pedestrian walkways to the west, a paved parking lot to the east, and Hub Drive to the south.

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 Hub 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

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Subsurface investigations in the vicinity of the Hub building indicate that soil generally consists of silt with sand to approximately 10 feet below ground surface. The excavations associated with this interim action are anticipated to extend to approximately 1.5 feet below ground surface.

- 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 purpose of the interim remedial excavation is to remove up to 110 cubic yards (170 tons) of lead-impacted soil adjacent to the Hub building. The source of the lead impacted soil is believed to be from lead based paint chipping and flaking off the historic Hub building. The lateral extent of the excavation is anticipated to encompass an area 5 feet in width adjacent to the Hub building with final extents determined based on field screening of lead in soil using a FP-XRF instrument. The vertical extent of the excavation is anticipated to be a minimum of 1.5 feet below ground surface with final extents determined based on field screening of soils using a FP-XRF instrument.

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

No. Temporary erosion and sediment controls will be used during construction activities as described in the *Public Review Draft Interim Action Work Plan – Hub Building (AOC 3)*, dated March 26, 2026.

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

Not applicable. The interim remedial excavation will not change the percentage of impervious cover at the site. The excavation will be backfilled using clean soil and/or mulch from a local source.

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

The erosion and sediment control plan requires a silt fence to be maintained on site and soil stockpiles to be covered when not in use, overnight, and during rain or wind events. All erosion-control measures will be installed before excavation activities begin and will be maintained throughout the construction effort. Based on site data, groundwater is not expected to be encountered in the excavations.

2. Air

[Find help answering air questions](#)⁴

- 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.**

During implementation of the interim action, temporary emissions (e.g., engine exhaust and dust) from construction equipment would be present until the project is completed and equipment demobilization occurs. No permanent emissions are expected to occur following completion of the interim action.

- 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:**

Construction equipment will meet all state and local emission standards, including Puget Sound Clean Air Agency regulations. Dust control measures include the use of water trucks to control airborne particles during construction, if dust is generated during excavation.

3. Water

[Find help answering water questions](#)⁵

- a. **Surface:**

[Find help answering surface water questions](#)⁶

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.**

Hansen Creek is located 1,100 feet from the proposed work area.

Brickyard Creek is located 1,000 feet from the proposed work area.

Unnamed Creek is located 1,300 feet from the proposed work area.

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.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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:

[Find help answering ground water questions](#)⁷

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.

c. Water Runoff (including stormwater):

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

The interim remedial excavation area is composed of vegetation and landscaping (grass and mulch). The erosion and sediment control plan requires the use of a silt fence and covers for soil stockpiles when not in use, overnight, and during rain or wind events. All erosion-control measures will be installed before excavation

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

activities begin and will be maintained throughout the construction effort. Based on site data, groundwater is not expected to be encountered in the excavations

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

No. Excavated waste materials will be stockpiled on site and covered with plastic sheeting.

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

No.

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

The temporary erosion sediment controls include silt fencing and the covering of soil stockpiles when not in use, during rain or wind events, and overnight.

4. Plants

[Find help answering plants questions](#)

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

The excavation area adjacent to the Hub building is composed primarily of grass, small shrubs, and mulch. Following interim remedial excavation, the excavation will be backfilled with clean soil from a local source and restored by reseeding grass and/or placing mulch and replanting, as applicable.

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

None known; see EIS.

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

Following interim remedial excavation, the excavation will be backfilled with clean soil from a local source and restored by reseeding grass and/or placing mulch and replanting, as applicable.

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](#)⁸

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.

Not applicable for the scope of work. Removal of lead impacted soil adjacent to the Hub building will reduce the potential of lead impacted soil exposure to wildlife.

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

None known.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

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

Not applicable.

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

No.

- 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.**

None.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- a. **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 remove lead impacts in shallow soil adjacent to the Hub building and is intended to mitigate direct-contact expose risk for visitors and occupants of the SWIFT Center campus. In the short term, interim remedial excavation activities would temporarily increase construction personnel's potential for exposure to environmental health hazards.

Environmental health concerns resulting from short-term construction required in this proposal would be mitigated via personal protective equipment identified in the as described in the response to question 7.a.5.

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

Lead impacts to shallow soils are present around the Hub building from former use of lead-based paint.

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.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

- 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.**

Excavated soil with elevated lead concentrations will be temporarily stockpiled and transported off site for disposal.

- 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)?**

Noise will be confined to the operation of construction equipment such as excavators.

- 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)?**

The noise associated with the project will be on a short-term basis during the interim remedial excavation of impacted soils. The proposed project activities will take place between 8am-5pm (daylight hours).

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

Personal protective equipment (PPE) will be utilized by on-site personnel to ensure proper noise protection measures are in place during work operations.

8. Land and shoreline use

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)¹¹

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

The Hub building is currently vacant. Other buildings on the SWIFT property are used for job training classrooms or on-site residences. Adjacent properties include recreation and

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

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?**

No; 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:

Not applicable.

9. Housing

[Find help answering housing questions](#)¹²

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](#)¹³

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 as part of this project.

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

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

None.

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

The interim remedial excavation will be backfilled with clean soil from a local source and landscaping will be restored by seeding grass and/or mulch and replanting as applicable.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

None. The work will occur during daylight hours.

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.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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 property was developed in 1909. 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 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 for this proposal will be conducted directly adjacent to the Hub building (also known as the Assembly Hall). 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

As required under MTCA, Ecology did a consultation for this work with DAHP and the potentially impacted Tribes. The result of this consultation was to have an IDP on site during all work. This recommendation will be implemented at the site.

- 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.**

Not applicable. The project will not affect the historical buildings on the property.

- 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.**

Not applicable. The work outlined in this proposal will not disturb or modify the Hub building on site.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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 performing the interim remedial excavation 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. The proposed work will not impact public transit.

- 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 one week during implementation of the project. This is based on an engineer's estimate for the duration of time required to excavate and backfill soil within the project area. No additional vehicular trips would be generated once the project is complete.

- 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](#)¹⁷

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

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

No.

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

No direct impacts on public services required for the proposed work.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- 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 work included in this proposal does not require access to utilities or oversight from utility providers. Prior to implementing interim remedial excavation activities, utilities at the site will be marked.

Signature

[Find help about who should sign¹⁹](#)

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 

Type name of signee: Carolyn Wise

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

Date submitted: May 26, 2026

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not 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?

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

- **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

