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JUN 29 2017

City of Milton
Public Works

SEPA Environmental Checklist

A. BACKGROUND

1. Name of proposed project, if applicable:
Telecare Pierce County Residential Treatment Facility
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:
June 27, 2017
5. Agency requesting checklist:
City of Milton
6. Proposed timing or schedule (including phasing, if applicable):
Construction is anticipated to begin in 2018.
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 activity is anticipated at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
**Traffic Impact Analysis; prepared by Heath and Associates, Inc.; June 16, 2017
Subsurface Exploration and Geotechnical Engineering Evaluation; Associated Earth Sciences; June 13, 2017
Phase I, Environmental Site Assessment Report; Farallon Consulting; April 21, 2017
Phase II, Environmental Site Assessment Report; Farallon Consulting; April 21, 2017
ALTA Survey; Bush, Roed & Hitchings, Inc.; 12-17-16**
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.
None known.
10. List any government approvals or permits that will be needed for your proposal, if known.
**Conditional Use Permit, Major Site Plan Review; City of Milton
Typical Building and Site Development Permits: City of Milton**
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.
The Project is to construct a 16-bed 12,000 SF Residential Treatment Facility with

related site development including parking and landscaping.

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.

Site Address: 7224 Pacific Hwy E, Milton

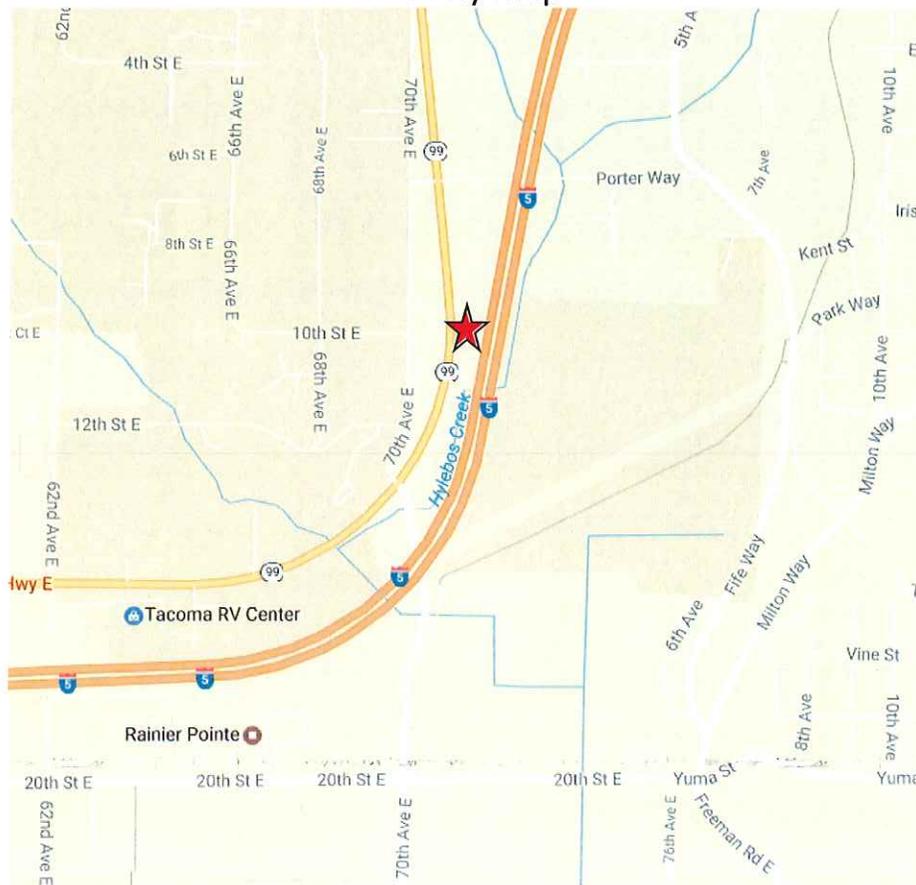
Parcel: 0420053048

Area: 91,500 SF; 2.10 acres

RTSQQ: 04-20-05-32

Legal Description: Section 05 Township 20 Range 04 Quarter 32 : BEG AT INTER OF N LI OF SW OF SEC & ELY R/W OF STATE RD # 1 KNOWN AS HWY 99 TH E ALG N LI OF SD SUBD 343.5 FT M/L TO E LI OF W 1/2 OF NW OF SW OF SEC TH S ALG E LI OF SD W 1/2 OF NW OF SW 330 FT M/L TO N LI OF TR OF LAND CYD TO ROY E TALLMAN BY WD 2-4-42 FEE # 1294305 TH W ALG N LI OF SD TALLMAN TR 331.5 FT M/L TO E R/W LI OF STATE RD # 1 PACIFIC HWY 99 TH N ALG SD E R/W LI TO POB EXC THAT POR THEREOF CYD TO STATE OF WASH BY WD 6-29-60 FEE # 1978925

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 flat across 2/3 of the property with a 60-70' wide steeply sloped area, that drops approximately 20', along the east and north edges.
- b. What is the steepest slope on the site (approximate percent slope)?
Discounting a small excavated pit on the north slope, the steepest slope is around 80% in its vicinity, and then runs generally in the 40% - 75% range.
- 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.
**According to the maps, the Fife Heights upland is underlain by Vashon-age lodgement till, Vashon-age advance outwash, and pre-Olympia-age glacial deposits, designated Qvt, Qva, and Qpog, respectively.
In the 1990's, fill material from an unknown source was placed on the site and was encountered at depths extending to 13 to 23 feet.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
The site is mapped as a seismic hazard.
- 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 1,500 cubic yards of cut and 3,000 cubic yards of fill.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion is not anticipated as a direct result of clearing or construction activities on the subject site, mostly due to the relative flatness of the site. Temporary erosion control measures will be implemented to minimize potential 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 40% of the site will be covered with building and impervious surfaces. This will be modified as the design is solidified.
- 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 Milton 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 employees and other miscellaneous 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 both Hwy 99 and I-5. These emissions are not anticipated to affect this proposal.

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

None required. Overall, current levels of dust in the air from vacant property will be controlled after development.

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 federally designated wetlands are less than 0.22 mile north of the Site. No public water supply wells were identified proximate to the Site. The water bodies nearest the Site were identified as Hylebos Creek approximately 0.08 mile west of the Site, and West Hylebos Creek 0.22 mile northeast of the Site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work will be near any body of 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.

Not applicable.

- 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 roof downspouts and a proprietary water quality treatment system and then conveyed by underground storm pipe to an underground detention system (if required) prior to discharging to the natural drainage course at the eastern boundary of the parcel.

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

It is unlikely that significant amounts of waste material could 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 located on the plateau will be cleared prior to construction. Existing trees will remain, although overgrowth of vegetation and brush around them may 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 street 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 suburban 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 suburban environments such as rodents/squirrels, raccoons are likely to be seen on or near the site.**

fish: bass, salmon, trout, herring, shellfish, other (list): **None.**

- 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.
Pierce 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 it is possible the birds may use the trees in the northern portion.

- d. Proposed measures to preserve or enhance wildlife, if any.
None needed. It is not the intention to remove trees from the site.

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 it is a single story building and set back from the property to the north by at least 90 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. Additionally, energy efficient light fixtures, insulated glazing for windows and building insulation will be incorporated into the building design.

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.

A Phase I & II ESA were done to evaluate the property and soils for contaminants and other health hazards. Based on research in the Phase I, Fallon identified the following recognized environmental conditions:

- **Potential release of hazardous substances in connection with fill material placed on the Site that originated from an unknown source;**
- **The known presence of arsenic and chromium in groundwater at the Site; and**
- **Potential migration of hazardous substances to the Site from properties to the south operated by USG Corporation.**

- 1) Describe special emergency services that might be required.

None anticipated.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

A conservative soil handling strategy has been recommended by Fallon in the Phase II that places excavated soils from specific areas under the building, and further testing if needed.

- 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 Hwy 99 and I-5.

- 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 needed.

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 main parcel is vacant and has been since the 1990's. Adjacent properties include an undeveloped and vegetated lot to the north, Interstate 5 to the east, Linwood Custom Homes and a trailer parts manufacturing facility to the south, and Pacific Highway East followed by single-family residences and vacant land to the west.
- 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 nonforest use?
According to old photos the site appeared to be a rural farm in the mid-1950's but by 1990's was regraded and filled, and left vacant.
- 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 no working farm or forest lands in the vicinity.
- 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?
M-1, Light Industrial
- f. What is the current comprehensive plan designation of the site?
Industrial; Also West Milton Commercial District SPA
- 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.
A part of the site has been mapped as a seismic hazard.
- i. Approximately how many people would reside or work in the completed project?
It is anticipated that the proposed building will be staffed by approximately 38 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.
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 Conditional Use Permit process, which requires a public hearing before the Hearing Examiner. Project is located in an industrial zone sandwiched between I-5 & Hwy 99. Project will be designed to be low key and in compliance with all 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.

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 tallest ridge will be

approximately 23 feet.

- 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 designed with architectural features and materials. See Elevation Drawings included with submittal.

11. Light and Glare

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?
There are small parks within the City of Milton ½ - 1 mile distant as well as the Hylebos walking trail.
- 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 a private outdoor recreation area on the project site.

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.

There are no existing structures on the site and no nearby buildings listed on any registers

- 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 general area has documented historic habitation by the Puyallup Tribe, but there is no visual evidence of this use or occupation of the property or adjacent lands.

There are several older buildings in the vicinity, mostly located across Hwy 99, that were built in the first half of the 20th century. The Milton Tavern occupied the building at the corner of Porter Way and Hwy 99 until 2017, but the building was originally constructed in 1928 as a grocery store and gas station in what was then a commercial district.

- 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.

**Researched City of Milton historical website.
Research utilizing the Washington Information System or Architectural & Archaeological Records Data (WISAARD) system website for this property and nearby areas gave no information.
Researched Tacoma Public Library Northwest Room.**

- 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 and the property owner/developer shall notify the City, the State Department of Archaeology and Historic Preservation (DAHP), and local Indian Tribes.

14. Transportation

- a. Identify public streets and highways serving the site, and describe

proposed access to the existing street system. Show on site plans, if any.

Highway 99 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?
Nearest bus stop is just north of Porter Way and serves Route 500, which runs between Federal Way and Tacoma. The southbound stop is further north, 0.25 miles from the 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. 25 stalls are proposed to serve the facility.
- 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).
The project will include a 5' landscape strip and sidewalk along the Highway 99 within the right-of-way.
- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?
According to the Traffic Impact Analysis prepared by Heath and Associates, 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. Refer to the Traffic Impact Analysis for details.
- 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.
There are no agricultural or forest lands in this area.
- h. Proposed measures to reduce or control transportation impacts, if any.
None required as a direct result of the proposed 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 be required for this new use.

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

Telecare 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 at the subject site.

Electricity – Tacoma Power

Natural Gas – Puget Sound Energy

Refuse Service – D.M. Disposal

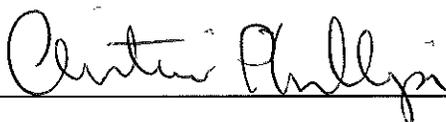
Telephone -

Water service – City of Milton

Sanitary Sewer – Pierce County Public Works and Utilities

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 Submitted: 6/28/2017