



MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

APPLICATION NAME: Skagit Valley Hospital Medical Office Building SEPA/Site Plan & Fill & Grade, PL12-087

PROJECT DESCRIPTION: Proposed is the redevelopment of a commercially zoned site (the site location is described below). In its existing condition this site has one approximate 1,740 square foot sales building that will be demolished. A new two story, approximate 40,000 square foot building, that will be used for medical offices will be constructed. Approximately 180 parking stalls, new driveways, utility extensions (some of which will be greater than 8-inches in diameter), and landscaping will all be constructed/installed on the site.

Approximately 1,600 cubic yards of material will be cut, and approximately 8,750 cubic yards of materials will be imported to this site.

Stormwater from the site will be conveyed to a series of on-site catch basins and routed to a water treatment vault. Treated runoff will then be conveyed into the existing public drainage system and will be routed into the City's regional detention pond located downstream of the project, on the west side of Freeway Drive. The City's stormwater pump station releases stormwater detained in this pond and discharges into the Skagit River.

The critical areas report completed for this project indicates that there are no wetlands or streams on or near the site. However, the site is located within the 100 year floodplain; specifically, the Flood Insurance Rate Maps identify this site as being located with a Zone A-21. The A-21 flood zone will require that the finished floor elevations be 31 feet above sea level.

PROJECT LOCATION: The project site is located at 2320 Freeway Drive, it is identified by the Skagit County Assessor as parcel P116891, and it is generally located on the east side of Freeway Drive, north of College Way with the existing WalMart to the northwest and Lowe's to the southwest of the site. The site is located within a portion of the Northeast ¼ of Section 18, Township 34 North, Range 04 East, W.M. in Skagit County, Washington.

APPLICANT: Skagit County Public Hospital District No. 1, 1415 East Kincaid, Mount Vernon, WA 98273. Contact: Botesch, Nash & Hall, Attention: Devin Saylor, 2727 Oakes Ave, Suite 100, Everett, WA 98201, (425) 259-0868.

LEAD AGENCY: Mount Vernon Community & Economic Development Department. The lead agency for this proposal has determined that this project does not have a probable adverse impact on the environment. An environmental impact statement (EIS) 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.

MITIGATION MEASURE:

1. A truck route plan, indicating times of day and days of the week shall be submitted for review and approval by the City Engineer. Peak traffic hours during the A.M. (±7:00 – 9:00) and P.M. (±4:00 – 6:00) are to be avoided.

ENVIRONMENTAL DETERMINATION APPEAL PROCESS: Appeals of the environmental determination must be filed in writing on or before 4:30 PM on **January 14, 2013** (10 days from the date of publication). Appeals must be filed in writing together with the required \$100.00 application fee to: Hearing Examiner, City of Mount Vernon, P.O. Box 809, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code Section 15.06.215. Additional information regarding the appeal process may be obtained from the City of Mount Vernon Community & Economic Development Department, (306)336-6214.

This MDNS is issued after using the optional MDNS process in WAC 197-11-355. There is no further comment period on this MDNS. There is a 10 day appeal period.

RESPONSIBLE PERSON: Jana Hanson,
Community & Economic Development Director

DATE 12-31-12

SIGNATURE 

ISSUED: December 31, 2012

PUBLISHED: January 3, 2013

SENT TO: DOE, COE, WDFW, CTED, DOT, DNR, MVSD, SVC, SKAT, Skagit System Cooperative, NWAPA, PUD, AT&T, CNG, PSE, Burlington Northern Railroad, Dike and Drainage Districts (as applicable), and Verizon



SEPA ENVIRONMENTAL REVIEW STAFF REPORT

A. BACKGROUND

SEPA THRESHOLD DETERMINATION DATE: December 31, 2012

APPLICATION NAME: Skagit Valley Hospital Medical Office Building SEPA/Site Plan & Fill & Grade, PL12-087

PROJECT DESCRIPTION: Proposed is the redevelopment of a commercially zoned site (the site location is described below). In its existing condition this site has one approximate 1,740 square foot sales building that will be demolished. A new two story, approximate 40,000 square foot building, that will be used for medical offices will be constructed. Approximately 180 parking stalls, new driveways, utility extensions (some of which will be greater than 8-inches in diameter), and landscaping will all be constructed/installed on the site.

Approximately 1,600 cubic yards of material will be cut, and approximately 8,750 cubic yards of materials will be imported to this site.

Stormwater from the site will be conveyed to a series of on-site catch basins and routed to a water treatment vault. Treated runoff will then be conveyed into the existing public drainage system and will be routed into the City's regional detention pond located downstream of the project, on the west side of Freeway Drive. The City's stormwater pump station releases stormwater detained in this pond and discharges into the Skagit River.

The critical areas report completed for this project indicates that there are no wetlands or streams on or near the site. However, the site is located within the 100 year floodplain; specifically, the Flood Insurance Rate Maps identify this site as being located with a Zone A-21. The A-21 flood zone will require that the finished floor elevations be 31 feet above sea level.

PROJECT LOCATION: The project site is located at 2320 Freeway Drive, it is identified by the Skagit County Assessor as parcel P116891, and it is generally located on the east side of Freeway Drive, north of College Way with the existing WalMart to the northwest and Lowe's to the southwest of the site. The site is located within a portion of the Northeast ¼ of Section 18, Township 34 North, Range 04 East, W.M. in Skagit County, Washington.

APPLICANT: Skagit County Public Hospital District No. 1, 1415 East Kincaid, Mount Vernon, WA 98273. Contact: Botesch, Nash & Hall, Attention: Devin Saylor, 2727 Oakes Ave, Suite 100, Everett, WA 98201, (425) 259-0868.

PROJECT MANAGER: Rebecca S. Lowell, Senior Planner

B. RECOMMENDATION

Based on analysis of probable impacts from the proposal, the Responsible Official has made the following Environmental Determination:

| DETERMINATION OF NON-SIGNIFICANCE | | DETERMINATION OF NON - SIGNIFICANCE - MITIGATED. | |
|-----------------------------------|--|--|--|
| | Issue DNS with a 10 day Appeal Period. | X | Issue DNS-M with a 10 day Appeal Period. |
| | | | Issue DNS-M with 15 day Comment Period followed by a 10 day Appeal Period. |

C. MITIGATION MEASURE

1. A truck route plan, indicating times of day and days of the week shall be submitted for review and approval by the City Engineer. Peak traffic hours during the A.M. (±7:00 – 9:00) and P.M. (±4:00 – 6:00) are to be avoided.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the environmental determination. Because these notes are provided as information only, they are not subject to the appeal process for environmental determinations.

D. ENVIRONMENTAL IMPACTS

In compliance with RCW 43.21C. 240, project environmental review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

1. EARTH

Impacts: Approximately 1,600 cubic yards of material will be cut, and approximately 8,750 cubic yards of materials will be imported to this site.

Mitigation Measures: Listed within the applicant’s environmental checklist as well as required compliance with the City’s existing standards and regulations for erosion control. Construction best management practices will be utilized to minimize erosion and sedimentation. Staff has deemed these standards sufficient to control sedimentation and erosion.

The contractor will be required to employ Best Management Practices as prescribed in the Department of Ecology's *Storm Water Management Manual for Western Washington*. These standards will be in place prior to construction activity and maintained throughout the project.

Nexus: DOE *Storm Water Management Manual for Western Washington*.

2. WATER

Impacts: The critical areas report completed for this project indicates that there are no wetlands or streams on or near the site. The site is located within the 100 year floodplain; specifically, the Flood Insurance Rate Maps identify this site as being located with a Zone A-21. The A-21 flood zone will require that the finished floor elevations be 31 feet above sea level.

Stormwater from the site will be conveyed to a series of on-site catch basins and routed to a water treatment vault. Treated runoff will then be conveyed into the existing public drainage system and will be routed into the City's regional detention pond located downstream of the project, on the west side of Freeway Drive. The City's stormwater pump station releases stormwater detained in this pond and discharges into the Skagit River.

Mitigation Measures: Listed within the applicant's environmental checklist and Stormwater Analysis Report, as well as compliance with State and Federal regulations. Runoff during construction will be handled in conformance with the City's regulations and standards. A NPDES permit from the State of Washington Department of Ecology for construction activities will be required as part of this project.

Nexus: DOE *Storm Water Management Manual for Western Washington*, MVMC 15.06 Environmental Policies

3. TRAFFIC

Impacts: The net PM peak hour traffic trips from the site development is 22.42; with 18 new PM peak hour trips after offsetting the existing trips from the project site. Additionally, there will be construction related traffic that will occur as this site is developed.

Mitigation Measures: Listed in Section C, the applicant's environmental checklist, as well as compliance with State and Federal regulations. The applicant will pay traffic impact fees for the net new PM peak hour trips generated. Traffic impact fees are due when building permits are issued. In addition, a construction truck route plan will have to be prepared and approved by the City.

The concurrency review that was completed for this project is dated October 23, 2012 from David Evans and Associates, Inc. The only recommended condition within this review is payment of the City's impact fees.

Nexus: Chapter 14.10 *Concurrency Management*, Chapter 3.40 *Impact Fees*.

E. COMMENTS OF REVIEWING DEPARTMENTS

The proposal has been circulated to City Departmental / Divisional Reviewers for their review. Where applicable, comments received are incorporated into the text of this report as Mitigation Measures or Notes to Applicant.

- Copies of all Review Comments are contained in the Official File.
- Copies of received Review Comments are attached to this report.

Claudia Oates, Development Review Engineer:

Please see memo dated December 21, 2012

Washington State Department of Ecology:

Please see letter dated December 20, 2012

Steve Riggs, Battalion Chief of Fire Prevention:

Please see email dated December 20, 2010

ENVIRONMENTAL DETERMINATION APPEAL PROCESS: Appeals of the environmental determination must be filed in writing on or before 4:30 PM JANUARY 14, 2013 (10 days from the date of publication).

Appeals must be filed in writing together with the required \$100.00 application fee to: Hearing Examiner, City of Mount Vernon, P.O. Box 809, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code Section 15.06.215. Additional information regarding the appeal process may be obtained from the City of Mount Vernon Community & Economic Development Department (306)336-6214. This MDNS is issued after using the optional MDNS process in WAC 197-11-355. There is no further comment period on this MDNS. There is a 10 day appeal period.

MEMORANDUM

Date: December 21, 2012

To: Rebecca Bradley-Lowell, Senior Planner

From: Claudia Oates, Development Review Engineering Manager

Re: PL12-087 Skagit Valley Hospital Medical Office Building SEPA
Skagit County Public Hospital District No. 1
2320 Freeway Drive, P116891

The proposed project includes redeveloping the above noted site, removing the existing 1740 square foot building and replacing it with a 39,100 square foot building to be used for medical offices, including urgent care. The project proposal includes 8,750 cubic yards of imported materials. The applicant proposes on-site water quality and detention in a regional pond located southwest of the site. The regional pond is commonly referred to as the Eagle Hardware Pond or Lowes Pond and is maintained by the City of Mount Vernon.

This project shall comply with all City of Mount Vernon Engineering Standards and Municipal Code.

A Developer Agreement has been approved by City Council. A signed document shall be submitted to the City prior to issuance of the Fill & Grade Permit for the pond improvements.

Improvements to the pond shall be completed prior to occupancy of the proposed building.

Traffic Concurrency review has been provided by David Evans and Associates. See October 23, 2012 report prepared by Min Luo. Traffic mitigation is to be paid to the City of Mount Vernon based on trip generation of 18.5 PM Peak for the proposed 31,900 square foot building.

Recommended SEPA comment:

- A signed Developer Agreement shall be submitted to the City prior to issuance of the Fill & Grade Permit for the pond improvements or on-site construction.

Fill & Grade .

Preliminary plans (PR12-748) for on site improvements have been provided for review. Preliminary review comments from Engineering and Fire have been provided to the design engineer.

Pre-App PL12.035, F&G PR12-748



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Bellingham Field Office • 1440 10th Street, Suite 102 • Bellingham, Washington 98225
(360) 715-5200 • FAX (360) 715-5225

December 20, 2012

Rebecca Lowell
City of Mount Vernon
910 Cleveland Ave
Mount Vernon, WA 98273

RE: **LA File#** PL12-087
 DOE file# 201205832
 Contact **Botesch, Nash & Hall; Attention: Devin Saylor**

Dear Ms. Lowell:

Thank you for the opportunity to provide comments on the above referenced Determination. Based on review of the State Environmental Policy Act (SEPA) checklist associated with this Determination we offer the following comments:

Stormwater runoff can have a significant impact on water quality, introducing sediment and other pollutants into waters of the state. Such pollutants can impair or eliminate aquatic habitat and prevent such waters from having multiple beneficial uses (e.g., fishing, swimming, drinking, etc).

From the SEPA register, it appears that this project may be subject to one of Ecology's National Pollutant Discharge Elimination System (NPDES) General Permits for Stormwater Discharges.

NPDES Construction Stormwater General Permit

Information regarding the NPDES Construction Stormwater General Permit can be found at:

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/>

NPDES Industrial Stormwater General Permit

Permit Coverage is necessary if the industrial activity at the proposed facility meets the following criteria:

- Industrial activities that:

1. Are listed in 40 CFR Subpart 122.26(b) (14)
2. Discharge stormwater from the site into state surface waters or into storm drainage systems which discharge to state surface waters. (Surface waters may include wetlands, ditches, rivers, unnamed creeks, lakes, estuaries, marine waters).

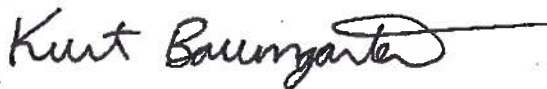
Information regarding the NPDES Industrial Stormwater General Permit can be found at:

<http://www.ecy.wa.gov/programs/wq/stormwater/industrial/index.html>

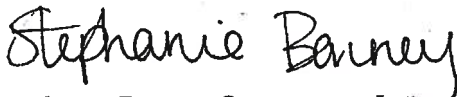
If you have questions about determining the need for NPDES coverage or you need information regarding applying for and implementing an NPDES please contact us.

Thank you for considering these comments from the Department of Ecology. If you have questions please call Kurt Baumgarten at 715-5210 or Stephanie Barney at 715-5233.

Sincerely,



Kurt Baumgarten, Water Quality Specialist



Stephanie Barney, Stormwater Inspector

kb:sm

cc: Botesch, Nash & Hall; Devin Saylor
BFO SEPA File

Bradley, Rebecca

From: Riggs, Steve
Sent: Thursday, December 20, 2012 10:40 AM
To: Bradley, Rebecca
Cc: Oates, Claudia
Subject: SVH regional clinic Freeway Drive

Rebecca,

After reviewing the SEPA document submitted for the new medical center located at 2320 Freeway Drive, I don't find any items that would trigger additional needs for the fire department. I will comment on the fill and grade portion and hope to have that completed before I leave on vacation tomorrow.

Thanks for the opportunity to review is submittal.

Steven V. Riggs

Battalion Chief of Fire Prevention

Fire Marshal

(360) 336-6277

(360) 336-6247 Fax

stever@mountvernonwa.gov