



## DETERMINATION OF NON-SIGNIFICANCE (DNS)

**APPLICATION NAME:** PL13-008, Hospice/Skagit Law Group Development

**Project Description:** Proposed is a three phase project on the below described site. Phase I includes two (2) separate additions to an existing 8,929 square foot building. One addition is for Skagit Hospice and is approximately 2,500 square feet; and the second addition is for Skagit Law Group and is approximately 1,050 square feet. Proposed Phase II includes a future approximate 2,000 square foot addition to be located to the east of the Phase I Hospice addition and will infill under the existing drive through canopy. The proposed Phase III development will be comprised of an approximate 3,000 square foot standalone office building that will be located at the northeast corner of the site.

The project site is adjacent to the Skagit River. The Phase I addition for Skagit Law Group, which is the addition closest to the Skagit River, will be approximately 46.5 feet from its western most portion to the floodwall. The existing and proposed maximum structure height is approximately 18 feet from grade to the top of the parapet.

Approximately 375 cubic yards of material will be excavated; and approximately 200 cubic yards of fill will be imported for site development. No new parking areas or landscaping will be installed; however, utility lines greater than 8-inches in diameter will be installed.

**Location:** The project site has an address of 227 Freeway Drive, and the Skagit County Assessor describes the subject site as parcels P52191 and P26643. Generally speaking, the site is located on the west side of Interstate-5, north of State Route 536 with the Skagit River abutting the west side of the site.

**Owner/Applicant:** Mount Vernon Ventures, LLC, Contact: Craig Cammock, P.O. Box 336, Mount Vernon, WA 98273. Applicant: Carletti Architects, P.S., Contact: Peter Carletti, 116 East Fir Street, Suite A, Mount Vernon, WA 98273, (360) 424-0394

**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.

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

**Environmental Determination Appeals:** Appeals of the environmental determination must be filed in writing on or before 4:30 PM on **March 7, 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 DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS. There is a 10-day appeal period.

**RESPONSIBLE PERSON:** Jana Hanson,  
Community & Economic Development Director

**DATE** \_\_\_\_\_ **SIGNATURE** \_\_\_\_\_

**ISSUED:** February 21, 2013

**PUBLISHED:** February 26, 2013

**Sent To:** DOE, USACOE, WDFW, CTED, DOT, DNR, MVSD, SVC, SCPPC, SKAT, Skagit System COOPERATIVE, NWAPA, PUD, AT&T, CNG, PSE AND VERIZON.