



SEPA ENVIRONMENTAL REVIEW STAFF REPORT

A. BACKGROUND

APPLICATION NAME: Skagit Valley College Childcare Center, PL14-070

PROJECT DESCRIPTION: Proposed is an approximate 4,400 square foot childcare center on the Skagit Valley College campus. Parking, outside play areas, parking, utilities and stormwater management facilities will be installed/constructed.

Approximately 998 cubic yards of topsoil and existing fill material will be removed and replaced with approximately 950 cubic yards of structural fill material. Six (6)-inch sanitary sewer and potable water lines will be extended along with a new 18-inch storm sewer pipe.

There is an existing category IV wetland located on the east side of the project site. The project will disturb a portion of the wetland buffer to install required utilities. However, the buffer impacts will be mitigated by restoring the impacted area and improving additional buffers outside of the utility line installation.

PROJECT LOCATION: The project site is located on the east side of the Skagit Valley College Campus; between East College Way and Martin Road (south to north) and North 30th Street and LaVenture Road (east to west). The project site is identified by the Skagit County Assessor as parcels P25052 and P25055, and it is located within a portion of Section 16, Township 34 North, Range 04 East, W.M. in Skagit County, Washington.

APPLICANT: Evan Bourquard, Schacht Aslani Architects, 901 5th Ave, Suite 2720, Seattle, WA 98164, (206) 443-3448.

OWNER: Skagit Valley College, Attention: Dave Scott, 2405 East College Way, Mount Vernon, WA 98273, (360) 416-7751.

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.	
<input checked="" type="checkbox"/>	Issue DNS with a 10 day Appeal Period.	<input type="checkbox"/>	Issue DNS-M with a 10 day Appeal Period.
<input type="checkbox"/>		<input type="checkbox"/>	Issue DNS-M with 15 day Comment Period followed by a 10 day Appeal Period.

C. MITIGATION MEASURE

None required, compliance with Federal, State and local laws will property mitigate this project.

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 998 cubic yards of topsoil and existing fill material will be removed and replaced with approximately 950 cubic yards of structural fill material.

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: MVMC Titles 12, 13 and 15; and in addition, the DOE *Storm Water Management Manual for Western Washington*

2. WATER

Impacts: Approximately 12,000 s.f. of impervious areas will be added to the project site. The storm water runoff will be conveyed to a new rain garden and will eventually discharge into the existing stormwater system.

There is an existing category IV wetland located on the east side of the project site. The project will disturb a portion of the wetland buffer to install required utilities. However, the buffer impacts will be mitigated by restoring the impacted area and improving additional buffers outside of the utility line installation.

Mitigation Measures: Listed within the applicant's environmental checklist and shown on their construction plans, as well as compliance with City, 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 likely be required as part of this project.

Nexus: MVMC Titles 12, 13 and 15; DOE *Storm Water Management Manual for Western Washington*.

3. TRAFFIC

Impacts: The ITE, Trip Generation Manual, 9th Edition, lists 12.46 PM peak hour trips being generated per each 1,000 s.f. of daycare center area. Using this factor 54.8 PM peak hour trips would be generated from the 4,400 s.f. daycare center. However, due to the location and intended clientele for this daycare center there will undoubtedly be a reduction from this estimated number of trips to account for passby trips.

There will also be construction related traffic that will occur as this site is developed.

Mitigation Measures: Compliance with the City's regulations and fees and compliance with State and Federal regulations.

Nexus: MVMC Titles 12, 13 and 15; and MVMC 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.

ENVIRONMENTAL DETERMINATION APPEAL PROCESS: Appeals of the environmental determination must be filed in writing on or before 4:30 PM DECEMBER 10, 2014 (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.