

## SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Application Name: Valley Medical Center - Conditional Use Permit, Commercial Site Development Application and Major Tree Clearing Permit

Application File Number: LU11-0006/2125 & LU11-0007/2125

Primary Contact: Jim Hobbs  
NBBJ  
223 Yale Avenue North  
Seattle, WA 98109  
206-223-5188

Date of Issuance: July 29, 2011

Project Location: The subject property is located along 168th Place SE between SE 272nd Street and Covington Way, Parcel No. 366059186, and is situated in the SW Quarter of Section 36, Township 22N and Range 5E in the City of Covington, King County, WA.

Project Description: The Developer is proposing to construct a 34,300 sq. ft. medical emergency department and associated site improvements in the Downtown Town Center (TC) zone. The total site ownership is 10 acres, and in accordance with CMC 18.31.080 the development proposal is limited to 4 acres. The developer provided a conceptual drawing for the remaining 6 areas pursuant to the Town Center Decision Criteria. The conceptual drawing has no vesting rights and is not included in this SEPA threshold determination. Water service will be provided by Covington Water District and sewer service will be provided by Soos Creek Water and Sewer District. Emergency services will be provided by the City of Covington and the Kent Fire Department, Regional Fire Authority. The site contains no environmentally critical areas.

Environmental Documents: Site Plan (Barghausen, revised 06/22/2011), Drainage Report (Barghausen, revised 06/22/2011), Transportation Impact Analysis (Transportation Engineering NorthWest, LLC 03/2011), SEPA Environmental Checklist (03/24/2011), and other information on file with the lead agency.

Responsible Official/ Lead Agency: Richard Hart, AICP, Community Development Director  
City of Covington SEPA Official  
16720 S.E. 271<sup>st</sup> Street,  
Covington, Washington 98042  
253-638-1110

X This MDNS is issued under WAC 197-11-350. The comment period is 14 calendar days and ends August 12, 2011.

### Comments and Appeals Notice

Comments and appeals on this MDNS may be submitted by first class mail or delivered to the responsible official at the above lead agency address. Any notice of appeals must be filed in writing, with the required filing fee paid in cash or check and received within 14 calendar days of the end of the comment period at Covington City Hall Offices by August 26, 2011 at 5 PM. You must make specific factual objections, identify error, harm suffered, or identify anticipated relief sought and raise specific issues in the statement of appeal. Contact the Community Development Department at Covington City Hall to ask about the procedures for SEPA appeals.