

**NOTICE OF APPLICATION &
PROPOSED OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

APPLICANT & APPLICATION NAME/NUMBER: Mount Vernon School District (MVSD) #320 East Division Street Elementary School Master Plan, PL16-120

PROJECT DESCRIPTION: The MVSD plans on constructing a new 80,000± square foot elementary school and associated facilities on the below described site. The new elementary school will be two stories (with a maximum height of 50 feet) and is intended to serve 500 – 600 students from Kindergarten to 5th grade along with 70 to 80 staff. Playfields are planned on the north and northeast sides of the new school with multiple smaller playgrounds and outdoor learning areas located closer to the building. Landscaping and fencing are proposed from Monarch Boulevard east along the north property boundary and along the length of the east boundary of this site.

Access to the site will be via a new public road the District will build extending approximately 625 feet north from East Division Street. This public road will transition to a private access road providing circulation to the parking areas, bus routes, and for emergency responders to and through this site. Parking for approximately 90 vehicles and 10 bus loading stalls are provided on the site. At the point where the District's access road intersects with Monarch Boulevard the district will install improvements (to the City's specifications) to ensure that vehicular traffic on Monarch Boulevard is limited to emergency responders (e.g., Fire, Police, Ambulance).

The District will be developing in the vicinity of category 2 and 3 (depressional, saturated and seasonally inundated) wetlands. These wetlands have been delineated and surveyed. Two wetlands (identified as Wetlands E and F) that total 3,020 square feet are proposed to be filled. There will also be impacts to wetland buffers that the District will need to mitigate for.

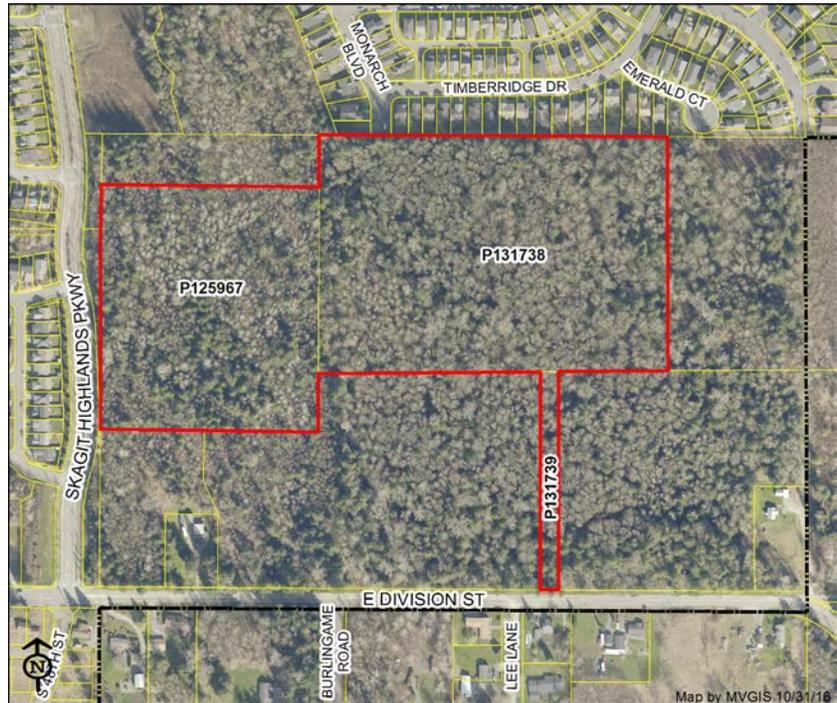
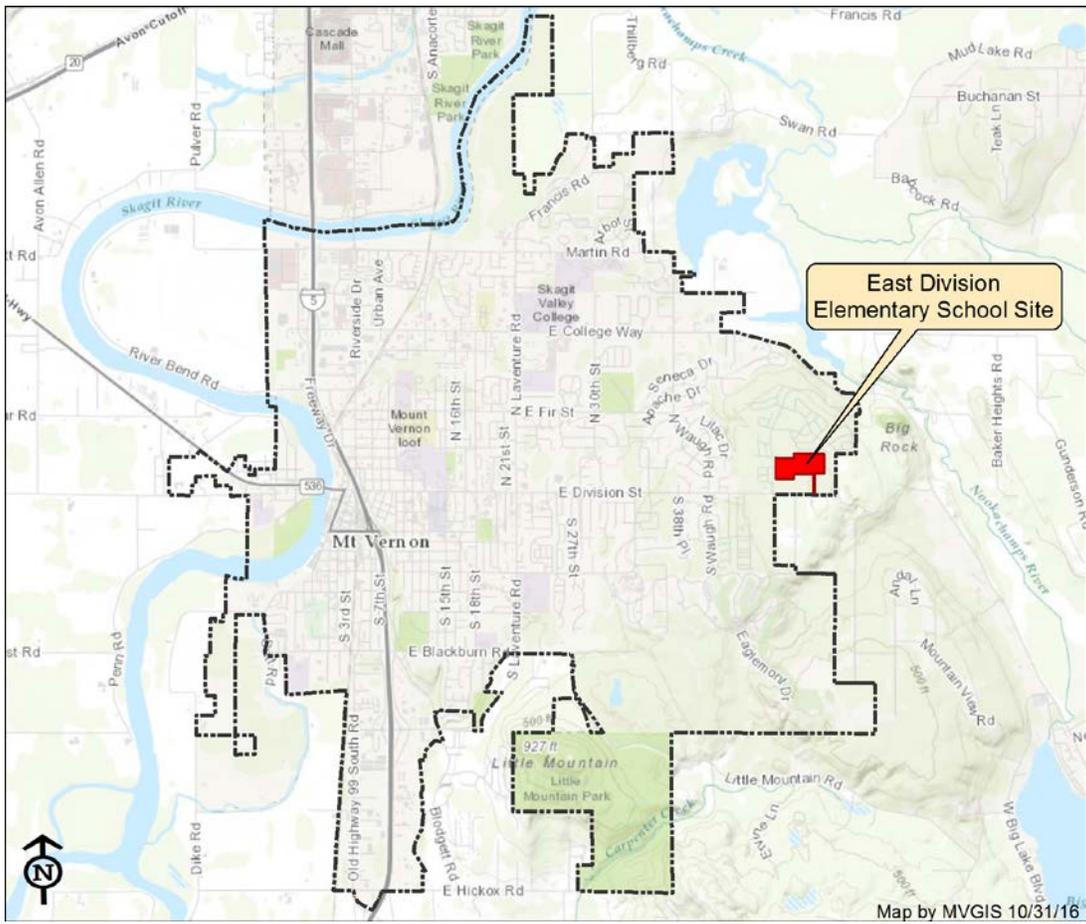
The District will be widening East Division Street and installing sidewalks from Skagit Highlands Parkway approximately 1,300 feet to the east where the new public road access the school will be located. Stormwater from this development will be attenuated in one of two open water detention ponds; and cleaned in the water quality facilities consisting of bioretention and/or wetpond facilities located throughout the site. Sanitary sewer (max. 8-inch), storm sewer (max. 18-inch), and potable water (max. 12-inch) conveyance lines will all be installed to serve this site. Site development will require approximately 45,000 cubic yards of cut and 30,000 cubic yards of fill.

This site is forested with a stand estimated to be approximately 55 years of age consisting primarily of red alder, other hardwoods with a significant red cedar component. The District will be harvesting approximately 296 MBF of timber from this site.

PROJECT LOCATION: The approximate 26± acre site is bound by the Skagit Highlands Planned Unit Development to the north, East Division Street to the south and Skagit Highlands Parkway to the west. The Skagit County Assessor describes the subject site as parcels: P131738, P131739, and P125967. All of the subject parcels are located within a portion of the NE ¼ of Section 22, Township 34 North, Range 04 East, W.M.

APPLICANT CONTACT INFORMATION: Mount Vernon School District #320, Contact: Suzanne Gilbert, 124 East Lawrence Street, Mount Vernon, WA 98273; (360) 428-6110; sgilbert@mvsd320.org

The site boundaries are generally depicted on the following maps with the site identified in red:



OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS): As the Lead Agency, the City of Mount Vernon has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Mount Vernon is using the Optional MDNS process to give notice that a MDNS is likely to be issued. Comment periods for the project and the proposed MDNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Mitigated Determination of Non-Significance (MDNS). A 10-day appeal period will follow the issuance of the MDNS.

DETAILS:			
Permit Application Date:	October 20, 2016	Counter & Technically Complete:	October 31, 2016
Permits/Review Requested:	Master Plan, Traffic Concurrency, SEPA, Critical Area, Land Clearing, Building, Fill & Grade, and Right-of-Way Permits	Other Permits that may be Required:	None Known

CONSISTENCY OVERVIEW:

Zoning:	Public (P)	Comprehensive Plan:	School (SCH)
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Environmental Documents that Evaluate the Proposed Project:	Preliminary Stormwater Site Plan dated 9.28.2016 from Harmsen & Associates, Inc.; Completed SEPA Checklist dated 10.20.2016; Cultural Resources Assessment dated 8.25.2016 from Amec Foster Wheeler Environment & Infrastructure, Inc.; Wetland and Buffer Impact Analysis and Mitigation Plan dated 10.5.2016 from Graham-Bunting Associates; Traffic Concurrency Review dated 5.3.2012 from David Evans and Associates
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Development Regulations Used for Project Mitigation:	The project is subject to the City’s SEPA Code, Critical Areas Ordinance, the Comprehensive Plan, Subdivision and Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as appropriate.
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To receive additional information regarding this project contact the CEDD Department and ask to become a party of record:	Rebecca Lowell, Senior Planner Community & Economic Development Department City of Mount Vernon 910 Cleveland Avenue, Mount Vernon WA 98273 Telephone - 360-336-6214; Facsimile - 360-336-6283
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CONDITIONS BEING CONSIDERED TO MITIGATE ENVIRONMENTAL IMPACTS:

1. The District shall have a Sound Analysis prepared by a qualified professional. The Sound Analysis shall: 1) identify sound levels produced by the operation of an elementary school and related improvements (rooftop equipment, playgrounds, bus traffic, etc.); 2) evaluate the sound levels with respect to existing conditions, allowable noise limits and SEPA guidelines; and, 3) provide recommendations for noise mitigation (if required) for compliance with allowable noise limits and SEPA guidelines and to minimize noise impacts to the existing residential neighborhoods within close proximity to the District’s property. The District shall be required to construct/install/implement any mitigation measures the Sound Analysis recommends as necessary to mitigate identified impacts.

2. A truck route plan for the construction phase of the project that outlines times and days of the week shall be submitted for review and approval by the City prior to the issuance of any construction related permits. Truck trips during the construction phase of the project could be limited during the a.m. and p.m. peak hours to mitigate traffic impacts. Truck trips during the construction phase will not be allowed to utilize Monarch Boulevard.
3. Lighting utilized shall be directed downward and away from adjacent properties to minimize light impacts.
4. Further evaluation of the potential stormwater impacts to the wetland hydrology shall be completed. Mitigation measures deemed necessary by the City's consulting biologist shall be implemented to mitigate impacts to the wetland hydrology.
5. Any person engaged in ground disturbing activity who encounters or discovers historical and/or archeological materials in or on the ground shall:
 - a. Immediately cease any activity which may cause further disturbance;
 - b. Make a reasonable effort to protect the area from further disturbance; and,
 - c. Report the presence and location of the material to the proper authorities in the most expeditious manner possible.
6. A minimum 20-foot wide buffer shall be left in an undisturbed state along both the north and east property lines of Lot 3 of Short Plat No. LU13-047 (this is the property the school will be constructed on). The following conditions shall apply to this 20-foot buffer area:
 - a. Before timber removal the 20-foot buffer area shall be delineated and a licensed arborist shall evaluate the buffer area to determine where the clearing limits near the buffer will be to ensure that the trees that will remain are not damaged with the on-site timber removal. The arborist shall also complete an evaluation of the trees to be left in the 20-foot buffer to determine which trees are, or are likely to become, danger trees. Trees that the arborist determines are danger trees shall be selectively removed from the 20-foot buffer area.
 - b. Before an occupancy permit is approved for the proposed school this buffer area shall be enhanced (as necessary) so that native evergreen trees are planted at a maximum spacing of 15 feet triangulated on center with offset rows; and native shrubs shall be installed around the trees on approximate 3-foot centers. The evergreen trees installed shall be a minimum of seven feet in height and must be fully and bushy; and the installed shrubs must be minimum of five-gallons.
 - c. The buffer area shall have a six-foot tall fence installed between the abutting and project properties and a three-foot high fence shall be installed on the opposite side of the buffer as the six-foot tall fence to ensure that the buffer area is clearly delineated. Locations where an abutting property already has a fence the District does not need to install another fence.
 - d. Signage shall be installed every 150 feet along the three-foot fence identifying the forested buffer area as an area that is not to be disturbed.

Comments on the Notice of Application and Proposed Mitigated Determination of Non-Significance (MDNS) must be submitted, in writing, no later than **5:00 p.m. on November 21, 2016**. Comments should be as specific as possible. Any person may comment on the application, receive notice of and participate in the public hearing, and request a copy of the decision once it is made.

City staff has created a page on the City's website where the site plans, technical reports, and other pertinent information can be viewed. This webpage can be viewed as follows: navigate to: www.mountvernonwa.gov; once here click on 'Departments' then 'Community & Economic Development' then 'Community Development' then 'News Notices' then on the left side of the page 'MVSD Division Street Elementary School'.

ISSUED: November 7, 2016
PUBLISHED: November 10, 2016

SENT TO: SEPA REGISTER, DOE, COE, COMMERCE, CNG, WDFW, DNR, DIKE AND DRAINAGE DISTRICTS (as applicable), DOT, FRONTIER, FRONTIER NW, DAHP, NW CLEAN AIR AGENCY, PORT OF SKAGIT COUNTY, PSE, SAMISH TRIBE, SCOG, SKAGIT COUNTY PDS, PUD #1, SKAGIT RIVER SYSTEM COOPERATIVE, SKAGIT RIVER SYSTEMS, SVC, SKAT, SWINOMISH TRIBE, AND UPPER SKAGIT TRIBE