



ADDENDUM TO MITIGATED DETERMINATION OF NON-SIGNIFICANCE

ORIGINAL 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).

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.

LEAD AGENCY: Mount Vernon Development Services Department

PURPOSE OF THIS ADDENDUM: Under the State Environmental Policy Act (SEPA), an Addendum is an environmental document used to provide additional information or analysis that does not substantially change the analysis of significant impacts and alternatives in the existing environmental document (WAC 197-11-706). This Addendum has been prepared in accordance with WAC 197-11-625.

FINDINGS: The lead agency for this proposal has determined that the project proposal has been substantially reviewed through the original SEPA determination issued by the City of Mount Vernon. This addendum is issued to modify part of the following mitigation measure applied to this project with regard to utilizing Monarch Boulevard during the construction phase of the subject project:

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.

This mitigation measure is being modified at the request of the District due to the presence of a Red Tailed Hawk nest with two (2) fledglings (babies) located near the proposed access road that extends north off of East Division Street to the property where the new elementary school will be located. The above-listed mitigation measure is being amended to read as follows:

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.~~ The District will be allowed to utilize Monarch Boulevard only to deliver heavy equipment associated with land clearing onto the subject site and to refuel this equipment.

COMMENT PERIOD: Since an addendum does not contain “significant” new information, a comment period is not required.

If you have questions or need additional information contact the staff person listed below:

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RESPONSIBLE PERSON: Rebecca Lowell, Acting SEPA Responsible Official



SIGNATURE

May 30, 2017

DATE

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