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**MOUNT VERNON SCHOOL DISTRICT No. 320**  
**ENVIRONMENTAL CHECKLIST**  
**MADISON ELEMENTARY SCHOOL**

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*September 1, 2017*  
*Revised October 5 2017*



*Project*

**MOUNT VERNON SCHOOL DISTRICT NO. 320  
MADISON ELEMENTARY SCHOOL**

*Applicant*

**Mount Vernon School District No. 320**  
**Attn: Suzanne Gilbert**  
124 E. Lawrence Street  
Mount Vernon, Washington 98273  
Phone: (360) 770-5878

*Environmental Consultant*

**SHOCKEY PLANNING GROUP**  
**Attn: Camie Anderson**  
2716 Colby Avenue  
Everett, Washington 98201  
Phone: (425) 258-9308

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- Appendix B - Site Plan
- Appendix C – DRAFT Wetland Assessment Report
- Appendix D - Traffic Analysis
- Appendix E - Civil Design/Geotechnical Reports
- Appendix F - Stormwater Plan
- Appendix G – UST Site Check Report and Test Pit Investigation
- Appendix H – Madison Elementary School Additional Investigation

## ENVIRONMENTAL CHECKLIST

### A. BACKGROUND

1. **Name of proposed project, if applicable:** Madison Elementary School Replacement

2. **Name of applicant:** Mount Vernon School District No. 320

3. **Address and phone number of applicant and contact person:**

**Applicant Contact:** Mount Vernon School District No. 320  
**Attn: Suzanne Gilbert**  
124 E. Lawrence Street  
Mount Vernon, WA 98273  
Phone: (360)-428-6120  
Email: [sgilbert@mvsd320.org](mailto:sgilbert@mvsd320.org)

**Environmental/Permitting Consultant:** Shockey Planning Group, Inc.  
**Attn: Camie Anderson**  
**Reid H. Shockey, AICP**  
2716 Colby Avenue  
Everett, WA 98201  
Phone: (425) 258-9308  
Email: [rshockey@shockeyplanning.com](mailto:rshockey@shockeyplanning.com)

**Architect Contact:** TCF Architecture  
**Attn: Brian Ho**  
**Gerald Pless**  
902 N. Second Street  
Tacoma, WA 98403  
Phone: (253) 572-3993  
Email: [brianh@tcfarchitecture.com](mailto:brianh@tcfarchitecture.com)

**Civil Engineer:** Reid Middleton Associates  
**Attn: Julian Dodge**  
**Jeff Jenks**  
728 134<sup>th</sup> Street SW  
Everett, WA 98208  
Phone: (425) 741-3800

4. **Date checklist prepared:** September 1, 2017

5. **Agency requesting checklist:**

The City of Mount Vernon (City) is the agency with permitting jurisdiction. The Mount Vernon School District No. 320 (District) is the Lead Agency for SEPA compliance in accordance with WAC 197-11-050.

6. **Proposed timing or schedule (including phasing, if applicable):**

Construction would commence upon receipt of all necessary permits. Construction permits will be submitted in January 2018, with issuance estimate in April. Construction would start in June with occupancy of new school scheduled for August 2019.

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

There are currently no plans for future additions, expansions or further activity related to or connected with the proposal beyond what is shown on the site plan.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

The following reports/information are incorporated by reference and attached to this environmental checklist:

- Conceptual Site Plan -- Appendix B
- DRAFT Wetland Assessment Report -- Appendix C
- Traffic Study -- Appendix D
- Geotechnical Report -- GeoTest Services Inc., September 2006 – Appendix E
- Stormwater Plan -- Appendix F
- UST Site Check Report And Test Pit Investigation – Appendix G
- Madison Elementary School Additional Investigation – Appendix H

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

The District is unaware of other projects in the vicinity that directly affect the proposed Madison Elementary School replacement.

**10. List any government approvals or permits that will be needed for your proposal, if known.**

The following permits/approvals have been identified for this proposal:

SEPA Threshold Determination .....	Mount Vernon School District No. 320
Master Plan Type IV Permit .....	City of Mount Vernon
Comprehensive Plan and Zone Change (Lot 2).....	City of Mount Vernon
Commercial & Multi-family New Construction Permit.....	City of Mount Vernon
Fill & Grading Permits .....	City of Mount Vernon
Stormwater Permit.....	City of Mount Vernon
Demolition Permit .....	City of Mount Vernon
Fence Permit .....	City of Mount Vernon
Sign Permit .....	City of Mount Vernon

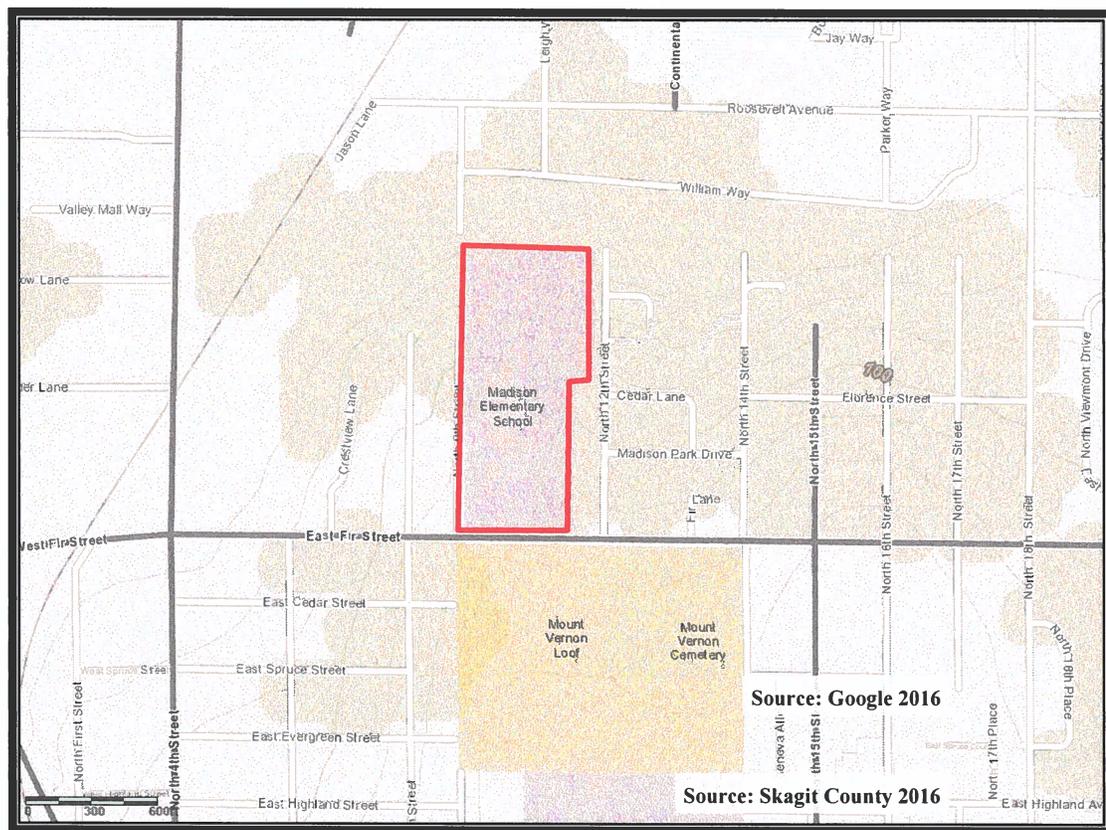
Other permits may be identified during the review and permitting process.

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

Madison Elementary School will encompass 69,000 square feet in a building containing 30 classrooms serving 550 students from grades K-5; and ancillary support uses (library, kitchen, administrative offices, etc.). The new school will be served by 120 parking spaces for faculty and visitors plus student bus pick up/drop off areas. The Conceptual Site Plan (see Appendix B) shows how development will occur on the southerly parcel (Lot 1). The north parcel (Lot 2) is significantly impacted by wetlands, according to a study conducted over a decade ago and updated in 2017 (Appendix E). It is the District's intention to avoid changes to the north parcel to ensure preservation of critical areas. The parcel will be used as part of the stormwater system constructed as part of the overall project but will otherwise remain undeveloped.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

Madison Elementary School is located at 907 East Fir Street in Mount Vernon, Washington. The school is located on Skagit County tax parcel numbers P26001 and P113447. The District also owns the undeveloped parcel to the north of the existing school; its parcel number is P113446. The overall school site is located within the SE 1/4 of Section 17, within Township 34 North, Range 4 East, W.M. The northern, undeveloped parcel (Lot 2) is 8.42 acres, and the southern parcel (Lot 1) on which the school is and will be located is 9.36 acres for a total of 17.78 acres. See *Figure 1 – Vicinity Map; Appendix A – Legal Description; and Appendix B – Conceptual Site Plan.*



**Figure 1. Vicinity Map - Madison Elementary School**

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## B. ENVIRONMENTAL ELEMENTS

### 1. EARTH

- a. **General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other.

The majority of Lot 1 (existing school) property is flat. Lot 2 to the north is variable. (Appendix B)

- b. **What is the steepest slope on the site (approximate percent slope)?**

Topography on the area of the site to be impacted (Lot 1) is nearly flat. The steepest slope on Lot 2 occurs just to the south of Wetland B, where it is approximately 43%. The steep slopes to the north will contain no activity.

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Field inspections by the wetland specialists determined that most soils are gravelly sandy loam or clay sandy loam, with some areas of silt loam. (See Wetland Rating Sheets, Appendix C).

The 2006 GeoTest analysis (Appendix E) found soils to be “glacial recessional-marine deposits that commonly include fossil-bearing stony silt, sand, and clay with associated layers, lenses, and pods of sand, silt and clay and medium to well-sorted, massive to laminated sand, silt and clay”. The United States Department of Agriculture, Natural Resources Conservation Service (USDA, NRCS) maps two soils on the site. Hoogdal silt loam 8 to 15 percent slopes encompasses the northern half of the site, and Bow-Urban land complex, 0 to 8 percent slopes encompasses the southern half of the site. Hoogdal silt loam is not a hydric soil, but its farmland classification by the USDA, NRCS is as ‘farmland of statewide importance.’ Bow-Urban land complex indicates that 60 percent of the map unit is comprised of Bow and similar soils, while 35 percent of it is comprised of Urban land (i.e., land that is primarily covered by streets, parking lots, buildings, and other structures of urban areas). Bow is a hydric soil, but overall, Bow-Urban land soils are not considered prime farmland (*Data obtained from USDA, NRCS Web Soil Survey on 9/28/16 <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>*).

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

There are no significant slopes within the proposed development area on Lot 1. There are no surface indications or history of any unstable soils in the immediate vicinity.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Regrading of the south parcel (Lot 1) as necessary to accommodate the new school on the site of the former school. No major grading will occur on previously undisturbed ground. (See Master Grading and Drainage Plan, Appendix E)

No grading or filling will occur on the north parcel (Lot 2), with the possible exception of removal of demolition debris that has been on the site for several years.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

There is little potential for erosion due to construction activities. The underlying soils could erode during rainfall events if left unprotected. Precautions will be taken through the use of best management practices and implementation of the erosion control plan to limit erosion. This would be a part of the grading permit issued to the District by the City of Mount Vernon.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Lot 1, site of the existing Madison School, would contain about 50% impervious surface, about what it is now. Lot 2 to the north, would have no impervious surface and will either be used for storm detention or remain as wetlands.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

Temporary erosion control mechanisms will be put in place as needed when any stormwater improvements are installed on Lot 2. No other mechanisms are seen as necessary, although the stormwater plan and building plans may result in some other measures being used.

## 2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke, greenhouse gases) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.<sup>1</sup>**

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<sup>1</sup> Language required by Section 155.7(A) of the Northwest Clean Air Agency regulations.

Construction of the project would result in temporary, localized emissions from construction activities and equipment. For example, dust from excavation and grading would contribute to ambient concentrations of suspended particulate matter. Construction contractor(s) would have to comply with the Northwest Clean Air Agency's (NWCAA) Section 550.1 and 550.3 requiring reasonable precautions to minimize dust emissions. Reasonable controls may include applying water or dust suppressants during dry weather, and vehicle washing and street cleaning to prevent dirt, mud and other debris deposits on paved roadways open to the public. These measures would be included in a Construction Management Plan, a required part of construction contracts signed by project contractors.

As long as good construction management practices are followed, emissions related to construction would be short-term and relatively minor. As a result, no significant air quality impacts would be expected from construction.

Once the project is completed, the primary emissions sources would be from vehicles on site and traffic on the adjacent road system. As a replacement school, the proposal will not generate additional traffic. Existing levels should remain the same.

**b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Off-site sources of emissions are related to vehicles travelling on adjacent streets.

**c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

Under Northwest Clean Air Agency's (PSCAA) Section 550.1 and 550.3, contractor(s) working on construction projects are required to take all reasonable precautions to avoid or minimize fugitive dust emissions. These precautions and control measures may include street cleaning to prevent dirt, mud and other debris deposits on paved roadways open to the public. With such control measures in place, the potential for on-site air quality impacts is minimal. Construction related traffic would need to be coordinated with peak flow times, so as to alleviate congestion and reduce emissions. These methods will be outlined in a Construction Management Plan, adhered to by all contractors working on the new school.

### **3. WATER**

**a. Surface Water:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

There are no streams mapped on the site where the proposed project would be located, but the City of Mount Vernon (City) maps show Kulshan Creek approximately 280 feet north of the site. Kulshan Creek flows due west near the

site and then turns southwest just west of the site, eventually flowing under Interstate 5 and into the Skagit River (Figure 3). Kulshan Creek is a Type F stream under the City’s municipal code and the Washington Department of Natural Resources classification system. Any required buffer or setback would be 150 feet (MVMC 15.40.080); thus the Madison property is not affected.

The National Wetlands Inventory (NWI) does not map any wetlands on the site. However, the NWI maps show Kulshan Creek as a palustrine scrub shrub, excavated (PSSCx) wetland, approximately 280 feet north of the site (see *Figure 3 – NWI Map*) (Data obtained from the USFWS National Wetlands Inventory Wetland Mapper website on 9/13/16 <https://www.fws.gov/wetlands/data/mapper.html>). The City also maps potential wetlands on the northern portion of the site (see *Figure 4 – City Stream, Drainage Basins & Potential Wetlands Map*) (Data obtained from the City of Mount Vernon website on 9/30/16)



**Figure 2. National Wetlands Inventory Map - Madison Elementary School**

The District’s wetland inventory in this area is shown on Figure 4. No wetlands occur on Lot 1.

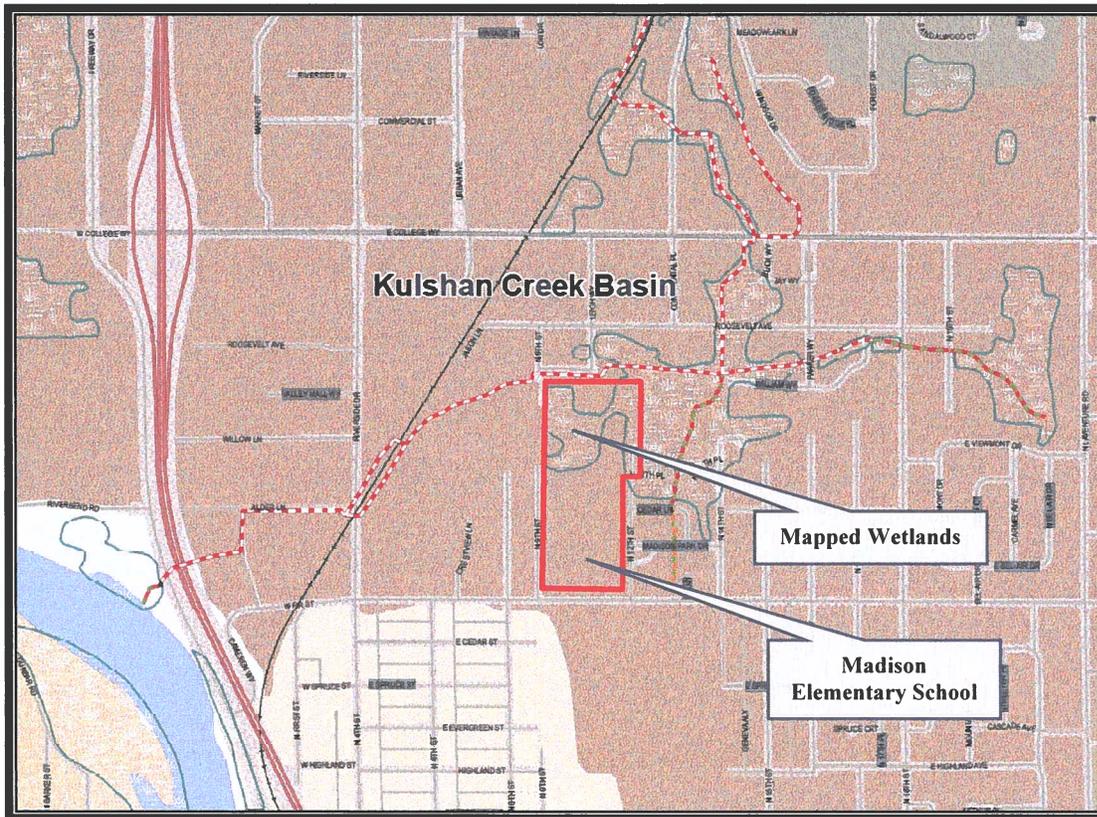


Figure 3. Streams, Drainage Basins & Potential Wetlands Map - City of Mount Vernon

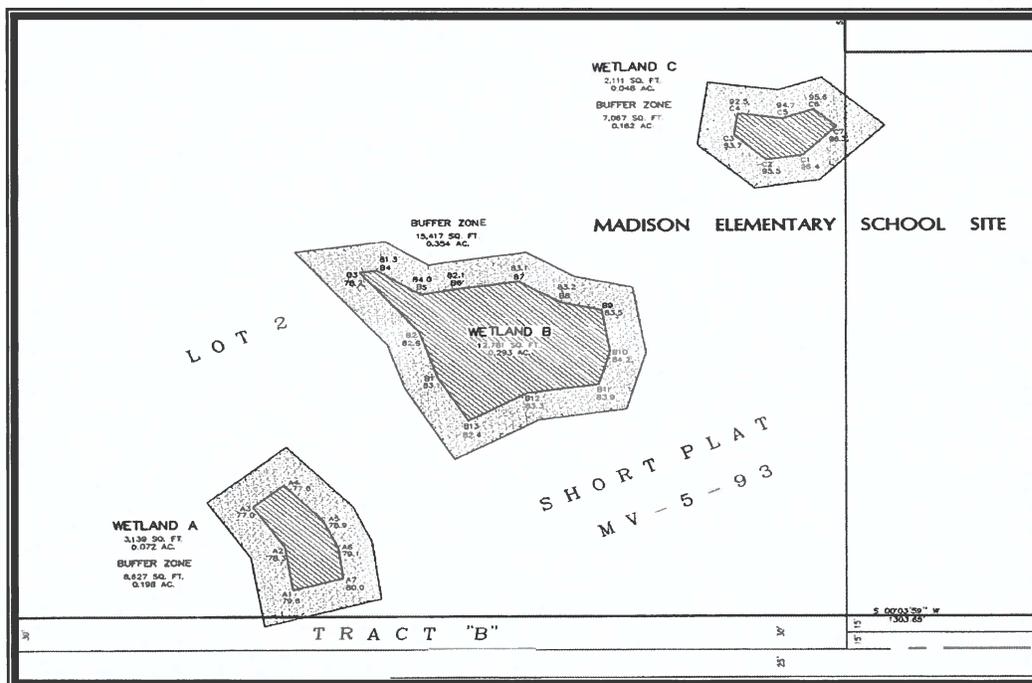


Figure 4. Wetland Survey, Lot 2 – Shockey Planning Group

On Lot 2 (Figure 4), Shockey Planning Group, Inc. (SPG) delineated one Category II wetland and three Category III wetlands. The Category II wetland is required to have a 100-foot buffer measured from the delineated edge. The Category III wetlands are required to have 75-foot buffers measured from their edges.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No construction or long term use activity will occur within 200 feet of Kulshan Creek or other surface water bodies.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

No fill or material removal will occur within the identified wetlands or buffers. Lot 2 is intended as a stormwater receiving area only.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

There are no surface water features on the property. The stormwater system will collect runoff from impervious surfaces and will discharge them onto Lot 2. A formalized drainage system will divert surface sheet flow from other portions of the site as a result. See *Figure 6 – Existing Site Drainage Basins*

The stormwater system is designed to ensure that surface water quantities in the wetland areas are retained.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The proposed project does not lie within a 100-year floodplain.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No discharges of waste materials to surface waters would occur. No construction or long term use activity will occur within 200 feet of Kulshan Creek or other surface water bodies.

**b. Ground Water:**

- 1) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged**



EXISTING DRAINAGE BASINS		
WETLAND A		WETLAND B
LAND COVER	AREA (ACRES)	LAND COVER
LAWN, MODERATE SLOPE, TYPE C SOIL	4.3	LAWN, MODERATE SLOPE, TYPE C SOIL
ROOF, FLAT SLOPE	1.08	ROOF, FLAT SLOPE
PAVED, FLAT SLOPE	1.32	PAVED, FLAT SLOPE
TOTAL	6.7	TOTAL
		AREA (ACRES)
		2.18
		.19
		1.14
		3.51



to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater would be withdrawn for any purpose associated with this proposal. The property is served by the City's water system.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material would be discharged into the ground. The site is served by the City sewer system.

c. Water Runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm drainage for the site will be split into two basins tributary to Wetland A and Wetland B/C. The Wetland B and C basins include runoff from 9th Street. The Wetland A basin includes the east portion of the school site and about 70 percent of the roof area of the new building. The Wetland B/C basins include the west side of the school site and the east half of 9th Street. See *Figure 5 – Proposed Site Drainage Basins*.

Drainage is captured in a traditional pipe and catch basin system, with separate drainage systems for each basin. The system discharging toward Wetland A will involve spreaders that allow gradual diffused discharge with no, or little, effect on wetlands and buffers. The storm line toward wetlands B and C will discharge directly into an existing ditch. See *Figure 6 – Existing Site Drainage Basins*.

Surface water levels in the three wetlands will be maintained.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

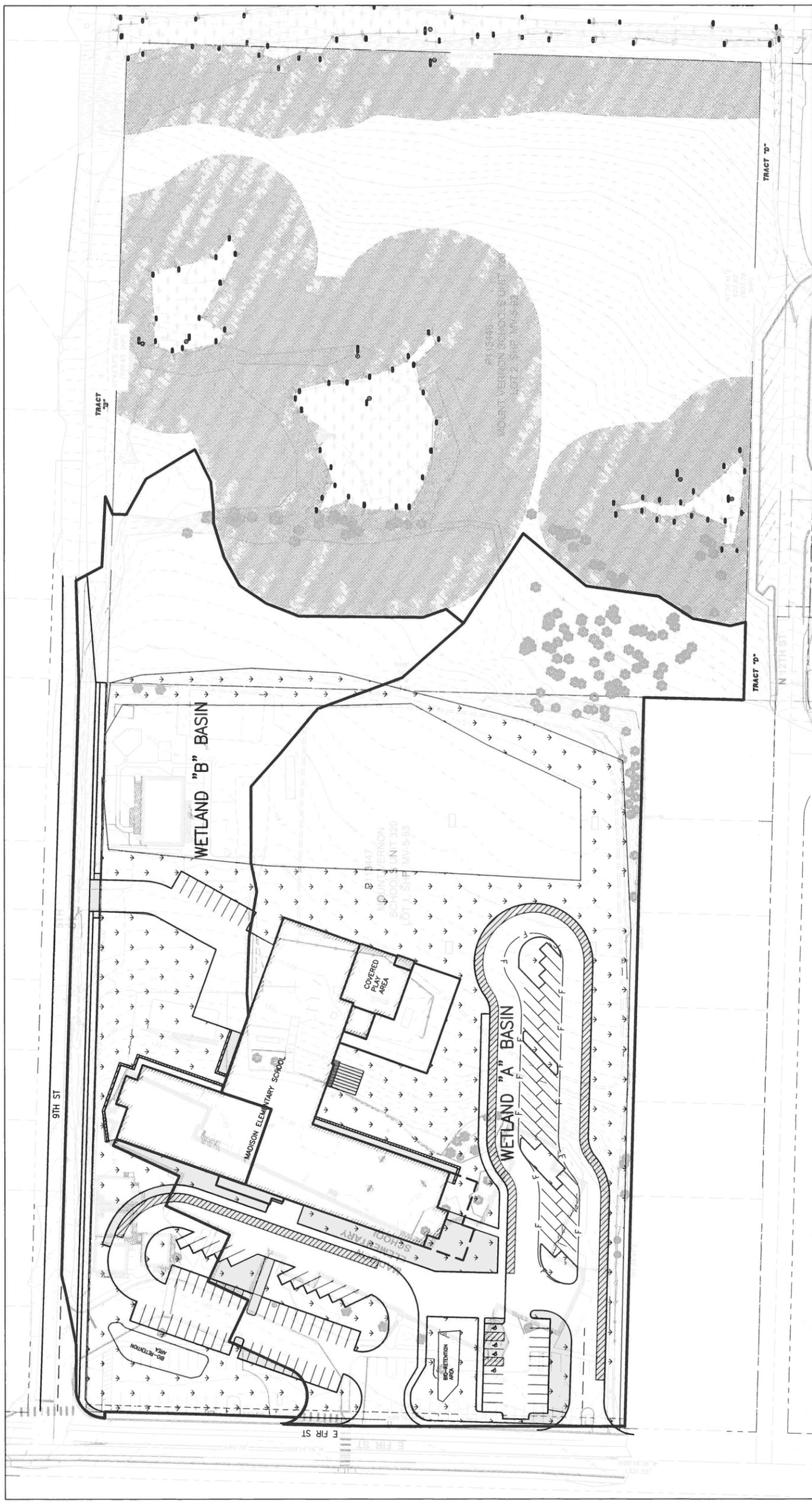
No waste materials would enter ground or surface waters. Sanitary sewer is part of the existing and proposed infrastructure.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No off site drainage patterns will be affected or altered. On-site drainage will be handled according to the stormwater plan (Appendix F) which will transmit drainage from the impervious areas of Lot 1 and discharge it to Lot 2.



PROPOSED DRAINAGE BASINS		
WETLAND A	WETLAND B	
LAND COVER	LAND COVER	AREA (ACRES)
TO BIO-RETENTION	TO BIO-RETENTION	AREA (ACRES)
BIO-RETENTION FACILITY	BIO-RETENTION FACILITY	0.026
ENHANCED SOILS, FLAT SLOPE, TYPE C	ENHANCED SOILS, FLAT SLOPE, TYPE C	0.18
PAVED, FLAT SLOPE	PAVED, FLAT SLOPE	0.27
DIRECT DISCHARGE TO WETLAND	DIRECT DISCHARGE TO WETLAND	
ENHANCED SOILS, STEEP SLOPE, TYPE C	ENHANCED SOILS, STEEP SLOPE, TYPE C	1.02
ENHANCED SOILS, FLAT SLOPE, TYPE C	ENHANCED SOILS, FLAT SLOPE, TYPE C	0.75
LAWN, FLAT SLOPE, TYPE C	LAWN, FLAT SLOPE, TYPE C	1.8
ROOF, FLAT SLOPE	ROOF, FLAT SLOPE	0.76
PAVED, FLAT SLOPE	PAVED, FLAT SLOPE	1.63
TOTAL	TOTAL	6.47
		0.25
		0.27
		0.15
		0.5
		0.25
		1.33
		0.23
		0.77
		3.53



**d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

The proposed project will avoid all impacts to wetlands and buffers. The new stormwater drainage system for the site was designed to maintain existing hydrological flows to wetlands.

A stormwater plan will be adopted by the City for the proposed site improvements (See Appendix F) as part of the Type IV permit approval.

**4. PLANTS**

**a. Check the types of vegetation found on the site:**

- ✓ deciduous tree: alder, maple, aspen, other: \_\_\_\_\_
- ✓ evergreen tree: fir, cedar, pine, other: \_\_\_\_\_
- ✓ shrubs
- ✓ grass
- \_\_\_ pasture
- \_\_\_ crop or grain
- \_\_\_ Orchards, vineyards or other permanent crops
- ✓ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other mostly on Lot 2.
- \_\_\_ water plants: water lily, eelgrass, milfoil, other: \_\_\_\_\_
- ✓ other types of vegetation: horsetail, oak, sword fern, moss, elderberry, tiarella, fringe cups. The north parcel is heavily vegetated.

**b. What kind and amount of vegetation will be removed or altered?**

Most vegetation on Lot 2 will be retained. Some minor clearing may occur as necessary to install storm water improvements. Most natural vegetation was removed from Lot 1 as part of the original Madison School construction in the 1960s.

**c. List threatened and endangered species known to be on or near the site, if any:**

The Washington State Department of Natural Resources (DNR) National Heritage Program maintains an online database of rare plant species and habitats. The database, which is updated annually (most recently on August 1, 2016), was queried for the site's section, township and range. No rare species or habitats were identified in the area.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

Landscaping is shown on the site plan (Appendix B). It will be a formal landscaping installation with more non-native than native vegetation. Because stormwater plan activity on Parcel 2 will not affect the wetland buffer, a critical areas planting plan is not needed. Most vegetation will remain natural and untouched.

e. **List all noxious weeds and invasive species known to be on or near the site.**

The following noxious weeds were observed on the site. There may be additional noxious weeds present that were not observed.

Class B

Japanese knotweed (*Polygonum cuspidatum*)

Class C

Canada thistle (*Cirsium arvense*)

English hawthorn (*Crataegus monogyna*)

English ivy (*Hedera helix*)

Himalayan blackberry (*Rubus armeniacus*)

5. **ANIMALS**

a. **List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:**

birds: hawk, heron, eagle, songbirds, other: hummingbird, snow geese,  
woodpecker

mammals: deer, bear, elk, beaver, other: coyote, rabbits, rodents, birds and other small mammals typically in residential areas

fish: bass, salmon, trout, herring, shellfish, other: frogs

b. **List any threatened and endangered species known to be on or near the site.**

A query request of the Washington Department of Fisheries and Wildlife (WDFW) database for threatened, endangered, and priority species and habitats was received on September 13, 2016. There are no listed species known to be on the site. The WDFW maps wetlands identified as PHS habitat approximately 100 feet north of the subject site; they are identified with Kulshan Creek. Kulshan Creek, located approximately 280 feet north of the site provides habitat for PHS species, namely coho (*Oncorhynchus kisutch*), resident coastal cutthroat (*O. clarki*), and federally-listed, Threatened winter steelhead (*O. mykiss*). The WDFW maps documented population of coho, winter steelhead, and summer steelhead in Kulshan Creek. The WDFW also models populations of fall chum (*O. keta*), pink (*O. gorbuscha*), and federally-listed Threatened Chinook salmon (*O. tshawytscha*) in Kulshan Creek (*Data obtained from SalmonScape website on 9/28/16, <http://apps.wdfw.wa.gov/salmonscape/map.html>*).

c. **Is the site part of a migration route? If so, explain.**

Western Washington is part of the Pacific Flyway. However, due to the extensive urban residential development patterns surrounding the site, it would most likely not be utilized by any species other than those more tolerant of urban development activities.

d. **Proposed measures to preserve or enhance wildlife, if any:**

Sensitive and critical areas were mapped as part of the wetlands analysis on the site, especially on Lot 2. There will be minimal or no development on Lot 2 except for stormwater improvements. There would be some potential disruption along 9<sup>th</sup> Avenue if the City requires improvement to the street, although any improvements would lie outside the defined buffer area.

**e. List any invasive animal species known to be on or near the site.**

The “50 Priority Species” were reviewed as listed on the Washington Invasive Species Council’s web page. Many of these are aquatic, which do not apply to this project. There is the possibility that some of the insects could inhabit the vicinity, however, no direct observations or evidence of were noted.

**6. ENERGY AND NATURAL RESOURCES**

**a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Energy sources would utilize the gas and electric public service already available to the site.

**b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

The Madison project will not use solar features, but will contain several features intended to enhance energy and resource conservation:

- Light colored roof to reduce heat island effect
- Drought resistant landscaping
- Low flow plumbing fixtures
- A high efficiency HVAC system
- Recycled material goals
- Low-emitting finishes for improved indoor air quality
- Well-daylit spaces provide healthy indoor environment and reduced lighting demand
- An energy efficient building envelope
- Long-term, low-maintenance building materials

**c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

See above.

## 7. ENVIRONMENTAL HEALTH

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so describe.**

During construction, it is possible that hazardous materials from equipment and vehicles could occur. A spill prevention and control plan would be prepared and implemented by the selected contractor to assist in minimizing the potential of accidental release of contaminants into the environment

- 1) **Describe any known or possible contamination at the site from present or past uses.**

A construction debris pile exists on the southern portion Lot 2 containing roofing material and broken concrete. No significant contamination was observed. The debris will be removed as part of future construction.

In addition, the District commissioned some soils testing due to the presence of an Underground Storage Tank (UST) located north of the existing building. Test pits and borings showed that the UST was likely leaking and indicated exceedances of MTCA Method A levels of diesel and naphthalenes in the soil as well as gas, diesel and benzene in the groundwater (Appendix G). In addition, the District's consultant additional soil testing between the UST and the building as well as two vapor probes. This additional testing detected no additional contaminants of concern and were found to be below applicable MTCA Method A and B cleanup levels, see Appendix H.

- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

No hazardous conditions exist that would inhibit or affect design or construction. Contaminated soils would be removed or mitigated in accordance with a Voluntary Clean-up Plan and Washington State Department of Ecology (Ecology) standards.

- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Other than cleaning supply chemicals, no toxic or hazardous chemicals would be stored on site.

During construction, it is anticipated that gasoline and other petroleum products could be stored onsite for fueling and maintenance of construction equipment.

- 4) **Describe special emergency services that might be required.**

No special emergency services would be required. Adequate circulation for fire trucks and other emergency services will be provided. The Mount Vernon Fire Department will review the proposed construction.

**5) Proposed measures to reduce or control environmental health hazards, if any:**

The contaminated soils from the UST north of the existing building would be removed in accordance with a Voluntary Clean-up Plan that would be reviewed by Ecology. Debris on Lot 2 will be removed as part of future construction. The contractor shall follow the recommendations of the Abatement and Demolition Plan to control exposure of workers to deleterious materials.

**b. Noise**

**1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

The area is primarily residential, park space and cemetery with an adjacent two-lane arterial roadway (East Fir Street). Existing noise from nearby traffic would be audible, but would not affect the proposed development. This is an existing school site and no past noise sources have presented issues for the historical use.

**2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

<u>Activity</u>	<u>Leq (in decibels*)</u>
Clearing	71
Grading	63-76
Paving	60-76
Building Erection	60-72
Finishing	62-77

<u>Types of Equipment</u>	<u>Range of Noise Levels</u>
Bulldozer	65-84
Dump Truck	70-82
Paver	74-76
Generators	59-70
Compressors	62-69

\* Decibels – The decibel (abbreviated dBA) is the unit used to measure the intensity of sound.

\* Leq -- when a noise varies over time, the Leq is the equivalent continuous sound which would contain the same sound energy as the time varying sound

These noise levels would be short-term and in many cases, of short duration. Noise generated from construction is exempt from City noise regulations (MVMC 9.28.060(F)).

Sound levels for various long-term noise sources include:

<u>Noise Sources</u>	<u>Sound Level at 100 feet (dBA)</u>
Automobile Starting	50-55
Closing Car Door	50-55
Loud Voices	50
Automobile/Truck Traffic	50

Noise levels after construction would be consistent with an educational facility and be consistent with the City's noise regulations.

**3) Proposed measures to reduce or control noise impacts, if any:**

The hours of construction would be limited to those allowed by City code, thereby reducing impacts into the more sensitive evening and early morning hours. Noise levels from the completed project would remain consistent with existing background noise levels. Because Madison School has been on the site for many years, it is assumed that the neighborhood has adapted to the noise associated with elementary school activities.

**8. LAND AND SHORELINE USE**

**a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The site is the current location of Madison Elementary School. The adjacent properties are single- and multi-family residential to the west, and single-family residential to the east. Residents have been neighbors of the school for many years.

The Mount Vernon Cemetery is located south of the site, on the south side of East Fir Street. Open space associated with Kulshan Creek and the Kulshan Trail are located on the north side of Lot 2. Lot 2 will contain no structures.

The proposal would not have an impact on current land uses nearby.

**b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

The site has not been used recently as working farmlands or working forest lands.

**1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

The proposal would not affect or be affected by working farm or forest land normal business operations, as none of these land uses are located in the immediate vicinity.

**c. Describe any structures on the site.**

There are eight structures associated with the school: the large main building houses classrooms and offices, five portables house classrooms; a sixth, is used for early learning. The remaining structure is an open, covered play area.

**d. Will any structures be demolished? If so, what?**

The existing 58,000 sq. ft. school will be demolished. Four portables and the existing modular building occupied by the YMCA are to be demolished. The remaining double portable and modular building occupied by Skagit Valley Community College are to be relocated off-site.

**e. What is the current zoning classification of the site?**

The north parcel is zone R-1, 7.0, Single-family Residential. The south parcels are zoned P, Public District. Schools are a Conditional Use in residential zones.

**f. What is the current comprehensive plan designation of the site?**

The current (2016) City of Mount Vernon Comprehensive Plan designates the southern portion of the site where the existing school is located (Lot 1) as Churches, Community College, Schools (Public). The northern portion of the site (Lot 2) is designated High Density Single Family (R-1, 5.0 or 7.0).

In January 2017 two “docket” requests were submitted to the City and will be reviewed as part of the City’s annual amendment process:

1. Amend the Comprehensive Land Use Map from Single Family High Density (SF-HI) to Schools/Public (SCH/P) for 8.42 acres owned by the Mount Vernon School District.
2. Rezone the site from R-1, 7.0 to Public (P).

**g. If applicable, what is the current shoreline master program designation of the site?**

Not applicable.

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

The City maps “potential wetlands” on the northern portion of the site. The District identified three wetlands on Lot 2 (Figure 4). There will be no impacts to these wetlands. (See Appendix C)

**i. Approximately how many people would reside or work in the completed project?**

Approximately 70-80 staff members would work in the completed school, including teachers, administrative staff, and custodial and service staff. There is a varying number of parent volunteers not included in this total.

**j. Approximately how many people would the completed project displace?**

No permanent residents live on this existing school site.

As of fall 2016, the population of Madison Elementary School includes 630 students and 52 teaching and administrative staff. The entire school population would be relocated to East Division Elementary School the during construction, including the 2019 – 2020 school years.

**k. Proposed measures to avoid or reduce displacement impacts, if any:**

No additional measures are warranted, as all employees would be relocated back to the new school once it has been constructed.

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

The District works closely with the City in monitoring the City's growth. The District has prepared a Capital Facilities Plan that the City has adopted as part of its Comprehensive Plan. The District has requested rezoning of Lot 2 to make it compatible with City land use policies. The City will review plans as a Type IV Master Plan review and can attach conditions as deemed appropriate.

**m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**

Not applicable; there are no nearby agricultural or forest lands of long-term commercial significance.

## **9. HOUSING**

**a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

No housing units would be provided as part of this proposal.

**b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

No housing units would be eliminated as a result of this proposal.

**c. Proposed measures to reduce or control housing impacts, if any:**

No impacts are anticipated; therefore no measures are proposed.

**10. AESTHETICS**

**a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Viewed from East Fir Street, the new school will rise about 29 feet to the roof level, with some mechanical equipment units rising six feet above that.

**b. What views in the immediate vicinity would be altered or obstructed?**

There are no view features that would be obstructed by the new structure. Residents are accustomed to seeing a school on the south parcel and wooded area on the north parcel. These will be repeated with the new project.

**c. Proposed measures to reduce or control aesthetic impacts, if any:**

See Appendix B for design elevations including a description of materials and color schemes.

**11. LIGHT AND GLARE**

**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

**and**

**b. Could light or glare from the finished project be a safety hazard or interfere with views?**

The project should not create any glare that will impact safety or views.

**c. What existing off-site sources of light or glare may affect your proposal?**

Light and glare from the adjacent roadway and residences would not have an impact on this proposal.

**d. Proposed measures to reduce or control light and glare impacts, if any:**

None specifically proposed.

**12. RECREATION**

**a. What designated and informal recreational opportunities are in the immediate vicinity?**

Kulshan Trail is located immediately north of the site, and the 15<sup>th</sup> Street Park is located a short distance south of the school. Both the elementary school itself and Mount Vernon High School, located approximately four blocks to the south, provide recreational opportunities during non-school hours.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

Temporary displacement of the on-site recreational opportunities would occur during construction for safety purposes.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

No permanent measures are anticipated, therefore no measures are proposed.

### **13. HISTORIC AND CULTURAL PRESERVATION**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

There are no known landmarks, feature or other evidence of Indian or historic use or occupation on the site. The Mount Vernon Cemetery is directly south of the site, on the south side of East Fir Street. The WISAARD site classifies the site in multiple ways using its predictive model for finding archaeological resources. The northern one third of the site is labeled as “Moderate Risk;” the middle portion of the site is labeled as “High Risk,” and the southern portion of the site on which the existing school building is located is labeled as “Very High Risk” for encountering subsurface cultural resources. No professional studies were conducted. (*Data obtained from WISAARD website on 9/28/16, <http://dahp.wa.gov/learn-and-research/find-a-historic-place>*).

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Review of historic mapping and the DAHP-WISSARD was used to assess the site for possible impacts from the proposal.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

No cultural resources have been identified in the project area. If cultural resources are inadvertently discovered during construction, work at the site would be halted and the State's Historic Preservation Officer would be notified.

#### 14. TRANSPORTATION

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on-site plans, if any.**

##### Existing Site Access

The existing school is served primarily by East Fir Street, a major arterial running east-west along the southern border of the site. The school is bordered to the west by North 9<sup>th</sup> Street, a small dead-end street with single- and multi-family residential along its west side. Currently the bus loop is accessed one-way from East Fir Street and exits one-way onto North 9<sup>th</sup> Street. There are two bus exit lanes. There is a parking area located on North 9<sup>th</sup> at the northern end of the site with two access points. The existing west parking lot has a single access from East Fir Street. The existing east parking lot has one-way circulation from the east to the west. It has a 75 foot drop off zone. East Fir Street is striped as a two-lane section with bike-lanes and a marked drop-off zone fronting the site with approximately 315 feet of drop-off length. There is a marked crosswalk between the exit of the existing west parking lot and the entry of the existing bus loop. East Fir Street transitions to a three-lane section with bike-lanes east and west of the site.

##### Proposed Site Access

The replacement school includes two access points onto East Fir Street and on access point onto North 9<sup>th</sup> Street. The new bus loop will have a single two-way access onto East Fir Street located just east of the existing bus loop entrance. The bus loop will include a parallel curbside bus loading zone with capacity for six 40-foot busses. The loop will also serve 53 auto parking spaces. A single two-way service entrance will be located on North 9<sup>th</sup> Street near the location of the existing north driveway loop. It will provide access to the service yard, loading dock, and nine parking spaces. The eastern two-way access will serve an internal drop-off zone approximately 850 feet in length and 54 parking stalls.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

There are no transit buses that run directly in front of the site. A stop for Skagit Transit bus route 204 is located at the corner of North 15<sup>th</sup> Street and East Fir Street, approximately four blocks east of the site.

- c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

The exiting site has 80 parking stalls in three lots. The project will include 116 parking stalls in three lots.

- d. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

The proposal will eliminate the atypical bus exit on North 9<sup>th</sup> Street and eliminate the need for the curbside drop-off zone on East Fir Street. This would allow for the restriping of East Fir Street as a three-lane section with bike lanes consistent with the striping to the east and west of the site. The three-lane section would provide queuing areas for inbound left turns and a refuge lane for exiting left-turns. The existing marked cross-walk would be evaluated to determine if is warranted.

North 9<sup>th</sup> Street will be improved along the site frontage per City code. The sight distance for traffic entering East Fir from 9<sup>th</sup> Street was studied by the District’s traffic consultant in accordance with the City’s Engineering Standards and AASHTO. Both to the east and west of North 9th Street, there is over 155 feet of *stopping* sight distance which meets the stopping sight distance requirement. For vehicles approaching from the east and west, there is over 280 feet of *intersection sight distance* along East Fir Street exceeding the minimum requirement. No intersection improvements are proposed.

- e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The proposed project would not occur in the immediate vicinity of water, rail or air transportation.

- d. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be school buses trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Trip generation was estimated based upon an assumed enrollment of 550 students. The completed project will generate 710 daily vehicle trips including approximately 25 school bus trips per day. Truck trips will be minimal and are included in the daily vehicle trip rate estimate and will include supply deliveries and solid waste pick up. Peak hour trip generation estimates are based upon traffic count data collected Madison Elementary school and the latest edition of the ITE Trip Generation Manual.

Trip Gen	Quantity	Units	AM Peak Hr						PM Peak Hr					
			Rate	%in	%out	IN	OUT	TOTAL	Rate	%in	%out	IN	OUT	TOTAL
Worksheet	550	students	-	-	-	257	201	458	-	-	-	90	98	188
ITE Rate (peak of generator)	550	students	0.45	55%	45%	136	111	247	0.28	45%	55%	69	85	154
ITE Rate (peak of adjacent street)	550	students	0.45	55%	45%	136	111	247	0.15	49%	51%	40	42	82
June 2016 Vehicle Trip Rate*	550	students	0.66	55.1%	44.9%	200	163	363	0.126	51.50%	48.50%	36	34	70

- e. **Proposed measures to reduce or control transportation impacts, if any:**

1. The drop-off zone on East Fir Street will be relocated on-site.

- 2. East Fir Street will be restriped to a three-lane section with bike lanes consistent with East Fir Street to the East and west of the site.
- 3. North 9th Street will be improved along the site frontage per MVMC.
- 4. The existing marked cross-walk will be evaluated to determine if is warranted or if it should be relocated east or west to better serve the site.

**15. PUBLIC SERVICES**

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:**

The site would be served by the Mount Vernon Police and Fire Departments as it currently is. Both public services can adequately serve the site.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None proposed beyond current level of service.

**16. UTILITIES**

- a. **Circle utilities currently available at the site:**  electricity,  natural gas,  water,  refuse service,  telephone,  sanitary sewer, septic system, other: \_\_\_\_\_

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Electricity..... Puget Power  
 Natural Gas ..... Cascade Natural Gas  
 Sewer.....City of Mount Vernon  
 Telephone..... Frontier Communications  
 Water.....Public Utility District No. 1 of Skagit County  
 Internet/data.....City of Mount Vernon

**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  \_\_\_\_\_  
Applicant Representative

Name of signee: Reid Shockey, AICP

Position and Agency/Organization: President, Shockey Planning Group, Inc.

Date Completed: October 5, 2017