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SEPA Environmental Checklist
Columbia River High School Addition and Remodel

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:

   Columbia River High School Addition and Remodel

2. Name of applicant:

   Vancouver School District #37 (VSD)

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

   Contact:
   Jack Claros, Capital Project Lead, Capital Facilities Planning
   2901 Falk Road, Vancouver, WA 98660
   Phone: (360) 313-1069
   Email: jack.claros@vansd.org

4. Date checklist prepared:

   March 28, 2019

5. Agency requesting checklist:

   Vancouver School District No. 37
   Clark County
   Washington State Department of Archaeology and Historic Preservation (DAHP)

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

   Construction starting fall 2019.

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

   This checklist addresses all activities related to this proposal.

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

   An archaeological predetermination was performed for the site by ASCC, with summary report dated March 19, 2019. No pre-contact or historic-period artifacts were found during the pedestrian survey or shovel testing. At no point did ASCC encounter any pre-contact or definitively historic artifacts during this predetermination investigation. ASCC concludes with the recommendation that no further archaeological work is necessary within the Columbia River High School facilities improvements project area, and that project proponents may proceed as planned, operating under the guidance of an Inadvertent Discovery Plan (IDP). The IDP requirements will be included in the approved contract

documents.

A Wetland and Habitat Pre-Determination report was provided by Clark County on February 26, 2019 with the following comments:

Wetlands Comments
Wetlands on the site are confined to near bank seeps along Cougar Creek and have not been mapped. Avoiding forested habitat areas on the site with new development will clearly avoid wetlands and wetland buffers, allowing the standard requirements in CCC 40.450.030.F to be waived.

Habitat Comments
Cougar Creek is a Type F water requiring a 200 ft. Riparian Habitat Conservation Zone (RCZ). Portions of the RCZ are developed with existing impervious surfaces and are not regulated. Other portions are cleared of native vegetation and managed as lawn. Clearing in the lawn areas that is at least 100 ft. from the creek can be authorized without mitigation for loss of habitat functions through an Expedited Habitat Permit. Clearing of areas that have not been converted to lawn or are within 100 ft. of the creek, regardless of existing vegetation will require a Habitat Permit with a Riparian Habitat mitigation plan. Clearing in irreplaceable riparian habitat (e.g. forested areas) may be difficult to permit or subject to the Public Interest Exception per 40.440.020.B.4.

Portions of the RCZ also meet the definition of Biodiversity Areas and Corridors. This habitat type is considered irreplaceable and generally needs to be avoided unless the school district can demonstrate that proposed clearing meets the criteria for a Public Interest Exception per 40.440.020.B.4.

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.

None known.

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

This project will require permits through Clark County including a Type II Site Plan Review, Type III Conditional Use Permit, SEPA review, Archaeological Predetermination, Engineering Plan Approval, Grading Permit, Road Modification, Tree Plan, Boundary Line Adjustment, Building Permits, and other miscellaneous trade permits for construction activities. The Clark County Public Health Department will perform a Public Health Plan Review for this project.

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. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed project consists of various site improvements to Columbia River High School (CRHS). The proposed improvements include a new 14,600 s.f. (+/-) building to replace the existing 500 wing, 18,300 s.f. (+/-) of modifications to the main school building, upgrades and new construction for the stadium and track, addition of a new visitor

restroom/concessions/storage building, ticket booth, and improvements to the school parking layout and circulation.

New building elements include indoor/outdoor classrooms, support spaces, HVAC, and a central collaboration space. The building construction is anticipated to be Type V-B, and will likely consist of occupancy Types 'E'. The maximum building height above average grade for the new 500 building will be approximately 26'. Building modifications include cleaning and sealing of exterior brick, new carpeting, classroom additions, science classroom upgrades, improved corridor lighting and circulation, new windows in the media center, acoustic upgrades in the choir and band spaces, and renovations to the multi-purpose space. The existing 500 building will be demolished and the existing portable classrooms will be removed or demolished. The completed project will house approximately 1400 students plus approximately 150 staff (admin, teachers, janitorial, kitchen, etc.).

The seven adjoining parcels owned by the school district total approximately 36 acres. Existing environmental constraints include Cougar Canyon Creek on the eastern edge of the school property and steep slopes near the creek and the west parking lot. The creek is a Type F stream that includes multiple buffers. The site is developed with numerous existing facilities to remain. These include the main school building, greenhouse, cooling towers, grandstands, fields, and east parking lot. The proposed site improvements will not affect the entire acreage.

The preliminary site plan identifies separate existing entrances from N.W. 99th Street for parent pick-up / drop-off, busses, and student parking. Students will enter via the signalized intersection at NW 9th Ave. Staff, parents, busses aud visitors will enter via the eastern drives. The parent pick-up/drop-off lane wraps around the east parking lot. Deliveries, maintenance, solid waste and recycling, will all be accessed from the west parking lot.

Hours of operation are anticipated to be generally from 8am – 4pm. Staff will arrive at the site before the start of school and stay after the close of school. Various nighttime activities will include athletic events, concerts, PTA meetings, and other special occasions.

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.

The proposed additions and remodels are located at the current Columbia River High School site on parcel numbers: 189208000, 189207000, 986027186, 189301000, 986027187, and 189272000. The abbreviated legal description is #84 of Sec. 34, T2N, R1E, W.M.

The project site is located at 800 NW 99th St. in Vancouver, Washington. The project is located within the southwest quarter of Section 34, Township 2 North, Range 1 East of the Willamette Meridian. A site plan, vicinity map, and topographic map are included with this checklist.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The site is tiered with flat areas and smaller steep areas sloping towards along the west and east boundaries.

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

The steepest slope on the site is approximately 50% (1V:2H) found at multiple locations, including the uudeveloped easterly property line near Cougar Canyon Creek.

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.

The soils mapped within the project area are Hillsboro silt loam (HoB) according to the USDA NRCS, 2019 Website. Hillsboro soils are generally fine-textured sands, silts, and clays with low permeability, high water capacity, low to moderate shrink-swell potential, and low shear strength with a slight erosion hazard based primarily on slope grade. The site geotechnical investigation generally found Clay intermixed with SILT over Silty SAND, Poorly-Graded SAND, and Poorly-Graded SAND with Silt over SILT with Sand, Sandy Lean CLAY, and Lean CLAY with Sand. This site has been developed since the early 1960s, and has not been farmed for commercial agriculture for at least the last 60 years.

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

Clark County GIS maps portions of the site with slopes greater than 15% and Areas of Potential Instability. These are primarily located on the undeveloped easterly property line near Cougar Canyon Creek, though they do exist in other isolated locations where the site ties in with adjacent properties.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

This project includes excavation and fill to allow for building foundations, new access roads, parking facilities, walkways, and utilities. At the time of SEPA checklist preparation, it is anticipated that the project will generally result in a net cut with excess material generated from grading activities. The project anticipates approximately 5,300 cubic yards of cut 1,000 cubic yards of fill.

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

There is potential for erosion on this project during grading and soil disturbing activities. The earthwork will be limited to the project area only. Temporary erosion control measures will be implemented during construction in accordance with the Clark County Stormwater Manual. The following best management practices (BMP's) are proposed to be implemented:

- **Preserve Vegetation/Mark Clearing Limits - Land disturbing activities will be limited to the extent practicable.**

- **Establish Construction Access - The site is a previously developed site with paved parking and roads, concrete sidewalks, and grassy playfields. Construction equipment will access the site via the existing driveways, else they will provide a gravel construction entrance per County standard details.**
- **Install Sediment Controls - The contractor shall install sediment controls per Clark County standard details.**
- **Stabilize soils – All disturbed surfaces will be restored to current conditions or better.**
- **Protect Slopes – Existing adjacent slopes will be protected during construction. Access along the creek slopes will not be permitted.**
- **Protect Drain Inlets, Stabilize Channels and Outlets - The contractor shall install temporary sediment controls per Clark County standard details.**
- **Control Pollutants - The contractor shall conform to the Clark County Stormwater Manual.**
- **Control Dewatering – The project specifications include prescriptive requirements for dewatering.**
- **Maintain BMPs - The contractor shall conform to the Clark County Stormwater Manual.**
- **Manage the Project - The contractor shall conform to the Clark County Stormwater Manual.**
- **Protect Low Impact Development BMP's – None required.**

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

Approximately 35% of the 36 acre site will be covered by impervious surface at the time of project completion.

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

This project will implement temporary erosion control measures in accordance with the Clark County Stormwater Manual during construction to prevent silt-laden stormwater from leaving the project site and or entering permanent stormwater facilities. All disturbed area will be re-established/planted with permanent vegetation to minimize long-term erosion.

2. Air

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

Short-term exhaust emissions and dust generated from construction equipment and building demolition are expected. Long-term, there are no proposed changes that would potentially result in an increase to air pollution other than typical automobile traffic.

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

describe.

None known.

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

Common construction dust control measures will be addressed in the project specifications and implemented by the contractor. A notice of demolition will be submitted to the Southwest Clean Air Agency.

3. Water

a. Surface:

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.

Cougar Canyon Creek is a Type F water near the easterly property line of the site. Cougar Canyon Creek flows to Salmon Creek.

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.

Yes, a Clark County Wetland Predetermination indicates that there are priority habitat and wetland areas/buffers around Cougar Canyon Creek on the eastern edge of the school property. These areas are currently impacted by portions of the existing track and field facilities and the east parking lot. New sidewalk, new concessions/restroom building, access, and fencing are proposed within 200' of the OHWM, and are at least 100' from the OHWM within the existing cleared area.

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.

None.

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

No.

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

No.

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.

b. Ground Water:

1) Will ground water 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 to groundwater? Give general description, purpose, and approximate quantities if known.

No ground water will be withdrawn from a well by this project. Tested infiltration rates are low, however the stormwater design will look for opportunities to infiltrate stormwater runoff as much as (and if) practicable.

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.

None.

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.

Stormwater is the only source of water runoff from the project site. Based on preliminary geotechnical results, the site has little to no capacity for infiltration due to site soils. The site currently collects and conveys onsite storm water via a system of catch basins and storm pipes to an outfall in Cougar Canyon Creek just east of the school property. The new and re-developed impervious surfaces will be subject to all the minimum requirements specified by Clark County Stormwater Manual. New storm drainage infrastructure will include collection, conveyance, treatment, and detention with flow control of stormwater runoff. Runoff will be collected via catch basins, area drains, ditch inlets, and roof drain connection points. The collected runoff will be conveyed via underground storm piping to on-site detention facilities including a flow control device(s) to release runoff at the required rate per Clark County's requirements. The stormwater design will look for opportunities to infiltrate stormwater runoff as much as (and if) practicable.

Runoff from new and re-developed pollution-generating impervious surfaces (parking lots and access drives) will require treatment prior to release from the site. Treatment BMPs have not yet been selected for this project, however several BMPs will be evaluated including bio-retention, Filterra™ mechanical treatment, and others pending input from VPS maintenance personnel.

Storm water runoff will continue to discharge to Cougar Canyon Creek.

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

There is a potential that a spill from a motor vehicle or equipment during construction could enter an exposed pipe and be conveyed to infiltration facilities. However, the

geotechnical report indicates that groundwater at the site is anticipated to be 32 to 46 feet below grade.

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

The site generally drains from west to east by collecting and conveying onsite storm water via a system of catch basins and storm pipes to an outfall in Cougar Canyon Creek just east of the school property. This general drainage pattern will not change as a result of this project.

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

Temporary erosion control measures will be in place during construction to prevent sediment-laden stormwater from leaving the site.

4. Plants

a. Check or circle types of vegetation found on the site:

deciduous tree: **Bigleaf Maple, Sugar Maple, Japanese Maple, Red Maple, Oregon Ash, Ornamental Pear**
evergreen tree: **Douglas Fir, Pine, Cedar, Hemlock, Juniper**
shrubs: **ornamental landscaping, Viburnum, Nandina, Berberis, Boxwood, Mahonia, Rhododendron, Otto Luyken Laurel, Heath**
grass: **bluegrass, bentgrass, ryegrass**
pasture: **none**
crop or grain: **none**
orchards, vineyards or other permanent crops: **none**
wet soil plants: **none within the proposed project areas**
water plants: **none**
other types of vegetation: **common dandelion**

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

Some small trees, landscaping, and lawn will be removed as part of the site preparation and demolition.

c. List threatened or endangered species known to be on or near the site.

None known.

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

New landscaping will be installed in and around the buildings and parking lots. All disturbed areas in the project area that are not proposed for impervious surface or ornamental landscaping will be re-seeded for lawn.

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

Himalayan Blackberries are known to exist along the Cougar Canyon Creek corridor.

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:

Typical songbirds, American crow, common small passerines, raccoon, opossum, eastern gray squirrels, and small rodents.

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

None known.

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

The site is known to be within the flyway of the Canadian Goose migration route, which covers much of North America.

The following migratory bird species have potential to be near the site year-round, as mapped by the Washington Department of Fish and Wildlife: Bald Eagle, Purple Finch, and the Short-eared Owl.

The following migratory bird species have potential to be near the site during breeding seasons only, as mapped by the Washington Department of Fish and Wildlife: Brewer's Sparrow, Fox Sparrow, Olive-sided Flycatcher, Oregon Vesper Sparrow, Peregrine Falcon, Rufous Hummingbird, Tricolored Blackbird, Western Grebe, and the Willow Flycatcher.

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

The project site improvements have been designed to retain the majority of the mature vegetation on the site.

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

None known.

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.

Electrical and natural gas service will be extended or improved to serve the electrical, lighting, and mechanical HVAC equipment for the school.

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

The project should not affect the potential use of solar energy by adjacent properties. The building will be required to meet setbacks from adjacent property lines, and is much lower than the adjacent property to the west.

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:

Energy conservation features associated with this project include the following:

- **Occupancy sensors as required by code**
- **Daylight harvesting system with lighting controls and sensors**
- **Energy-efficient mechanical, electrical and plumbing equipment and fixtures**

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.

There are no long-term environmental health hazards associated with the project. During construction, there is a temporary potential for hazardous fluids from construction equipment to spill or leak. Potential asbestos-containing building materials and/or lead-based paint that may be located within the existing school will be properly identified and removed prior to building demolition. There is a temporary potential for exposure during removal.

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

None known.

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.

None known.

3) Describe any known 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.

Temporary fuel tanks may be stored on-site during construction for operation of construction equipment. In addition, hot asphalt will be brought to the site during the construction of the parking areas, access aisles, and other areas.

Fertilizers and pesticides may be used for landscaping maintenance, and chemicals associated with science classrooms and general cleaning will be stored on site.

A small amount (less than 20 gallons) of gasoline will be kept on site (in approved storage lockers) to operate small tools and equipment.

4) Describe special emergency services that might be required.

The emergency services and procedures for any potential environmental health hazards are already in place through the local fire district and mutual aid agreements with other agencies.

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

The contractor will be required to prepare a Spill Prevention, Control and Countermeasure (SPCC) plan to be used for the duration of the construction project.

b. Noise

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

None known.

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.

Short-term noise will be generated during construction by heavy equipment and normal construction activities. No significant long-term noises are anticipated as a result of the project other than normal voice-level conversations around the site. Construction will occur during normal working hours.

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

None.

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 currently used as an existing high school with associated baseball and softball fields, tennis courts, and a track facility. The proposal will not change the essential functions of the high school. Adjacent to the school properties, there are existing residential dwellings to the south, west and north and Cougar Canyon Creek to the east. The proposal will not affect land uses any of these adjacent properties.

b. Has the site been used for agriculture? 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?

It is unknown whether the site has ever been used for agricultural purposes. However, the site has been developed as a school site since the early 1960s, and has not been farmed for commercial agriculture for at least the last 60 years. No agricultural, forest, or farm land will be converted as part of this project.

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:

No.

c. Describe any structures on the site.

The site currently has an existing high school (Columbia River) with several associated outbuildings.

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

Yes, an existing building and two modular classrooms near the southwest corner of the site will be demolished.

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

PF, Public Facilities

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

PF – Public Facilities

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 an "environmentally sensitive" area? If so, specify.

A Clark County Wetland Predetermination indicates that there are priority habitat and wetland areas/buffers around Cougar Canyon Creek on the eastern edge of the school property. These areas are currently impacted by portions of the existing track and field facilities and the east parking lot. New sidewalk, new concessions/restroom building, access, and fencing are proposed within 200' of the OHWM, and are at least 100' from the OHWM within the existing cleared area.

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

The proposed school would house approximately 1,400 students aud 150 teachers.

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

None.

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

Not Applicable.

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

The project will be subject to review and approval by Clark County per the Clark County Unified Development Code, Title 40.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not Applicable.

9. Housing

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

None.

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

None.

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

Not Applicable.

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?

The tallest height of the proposed 500 building is approximately 26 feet.

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

Low-level views in the immediate vicinity will be altered by the building addition, however views will likely be no more or less obstructed than the current condition from the existing Columbia River High School building.

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

None.

11. Light and Glare

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

The on-site parking lots will include parking lot lighting, and the building includes exterior wall-mounted light fixtures for safety and security. New light fixtures shall be dark sky compliant.

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

Lighting will not be a safety hazard. The light from the finished project will not likely interfere with views any more than existing lighting.

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

None known or anticipated.

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

Project lighting will be designed in compliance with local and state standards. Landscape screening and current technology will be used to reduce unreasonable or unnecessary glare.

12. Recreation

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

Baseball and softball fields, a track and field facility, and tennis courts are located on the site.

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

The existing recreational uses described above will be retained or improved with this project.

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

Not Applicable.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no places or objects on site which are listed on or proposed for national, state, or local preservation registers.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

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.

An archaeological predetermination was performed for the site by ASCC, with summary report dated March 19, 2019. No pre-contact or historic-period artifacts were found during the pedestrian survey or shovel testing. At no point did ASCC encounter any pre-contact or definitively historic artifacts during this predetermination investigation. ASCC concludes with the recommendation that no further archaeological work is necessary within the Columbia River High School facilities improvements project area, and that project proponents may proceed as planned, operating under the guidance of an Inadvertent

Discovery Plan (IDP). The IDP requirements will be included in the approved contract documents.

d. Describe 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.

None. If cultural artifacts are discovered during construction on the site, development activities will cease until a cultural resource professional can determine the appropriate course of action and contact the necessary agencies.

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.

The project site is currently accessed from NW 99th Street. The proposed project will continue to take access from this street.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The closest public transit route to the site is C-Tran's #9, which travels along NW 99th Street. There is an existing bus stop at the existing traffic signal along the project frontage. The 99th Street Transit Center on NE 7th Ave. is approximately 0.9 miles east of the project site.

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

The proposed project may result in as many as 454 (+/-) parking spaces. These spaces will be provided through a combination of new parking lots as well as re-use of existing lots. The proposed parking count may be reduced based on available funding.

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

The existing eastern driveway approach will be reconstructed for additional width and to provide ADA complaint ramps.

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

No.

f. 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 trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The development of the project is expected to result in the generation of 342 added daily

trips, including 86 AM peak hour trips and 26 PM Peak hour trips. The Institute of Transportation Engineers Trip Generation manual, 9th edition (year 2012) trip rates were used to estimate the trip generation.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

None.

15. Public Services

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

The project area is currently developed as a high school and already enjoys service by fire and police.

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

The addition will be constructed with an automatic fire sprinkler system and new fire hydrants per Clark Public Utilities standards.

16. Utilities

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

Electricity, water, refuse service, telephone, natural gas, sanitary sewer, cable, and data are available on site.

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.

Private storm drainage components will be installed to manage stormwater runoff. Private sanitary sewer lines will be installed to convey sewage to the existing sanitary sewer system on site. A looped public water system exists around the current building. A portion of this system will be relocated around the new building addition. New private lines will be installed to serve a new restroom building.

Waste Management will provide recycling and food waste.

Vancouver School District collects and trucks solid waste from its facilities.

Clark Public Utilities is the public power purveyor.

NW Natural is the natural gas purveyor.

Other miscellaneous utilities for telephone, cable, etc. already exist on the site, and may be retained or upgraded as necessary pending the proposed design.

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: _____ Date: 3/28/19

Chris Robertson, PE
Robertson Engineering, PC

Date Submitted: March 28, 2019