Evergreen Public Schools

# SEPA ENVIRONMENTAL CHECKLIST
# MARRION ELEMENTARY REPLACEMENT

***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:

   **Marrion Elementary Replacement**

2. Name of Applicant:

   **Evergreen Public Schools #114**

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

   **Contact:**
   **Dan Bodell, PE**
   **R&C Management Group, LLC**
   **23210 Cove Orchard Road**
   **PO Box 534**
   **Yamhill, OR 97148**
   **Phone: (360) 909-3210**
   **Email: Dan@RandCManagement.com**

4. Date checklist prepared:

   **May 24, 2019**

5. Agency requesting checklist:

   **Evergreen Public Schools No. 114**
   **City of Vancouver**
   **Washington State Department of Archeology and Historic Preservation**

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

   **Construction starting June 2020 and ending August 2021.**

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

   **This checklist addresses all activities related to this proposal, including provision for two future modular classroom buildings as identified 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.

   **A "Cultural Resources Report" (archaeological predetermination) was performed for the site by Archaeological Services of Clark County LLC (ASCC), with summary report dated November 1, 2018. ASCC determined that the presence of items observed during the surface inspection and subsurface probing did not constitute archaeological artifacts. Archaeological Services LLC recommended no additional archaeological work, provided that an Inadvertent Discovery Plan (IDP) be developed and adhered to in the event that archaeological materials are encountered during project activities.**

   **A "Geotechnical Site Investigation" was performed by GeoDesign, Inc. with findings summarized in a report dated December 12, 2018. The report identified multiple soil types on the site with well-draining characteristics.**

   **Cascade Tree Works LLC evaluated several of the existing trees located on site. They identified two Birch trees, in heavy decline, to be removed and one Douglas fir tree, that has a thin canopy, to be inspected and re-evaluated in 1 year. A findings report was provided for the project dated March 28, 2019.**

   **The site overlays the countywide, federally designated Troutdale Sole Source Aquifer, which is designated as a Critical Aquifer Recharge Area (CARA) in accordance with VMC 14.26.115(B).**

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 the City of Vancouver including a Type II Site Plan Review, Major Modification Type III Conditional Use Permit, SEPA review, Archaeological Predetermination, Engineering Plan Approval, Grading Permit, Level V 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 applicant (Evergreen Public Schools) proposes to demolish the existing Marrion Elementary School, retain the existing covered play (approximately 3,150 s.f.), and construct a new elementary school along with associated site improvements. The school will contain classrooms, administrative components, Family Community Resource Center, commons area, warming kitchen, media center, music areas, gymnasium, and related uses. The proposed site improvements include a new 61,000 s.f. multi-story building (42,000 s.f. +/- footprint), as well as multiple parking lots, bus drop-off and pick-up, access drives, hard play areas, soft play area, two future modular classroom buildings (1,792 s.f. each), solid waste enclosure, a back-up generator, transformer, lighting, site utilities, and landscaping.**

**The school will house approximately 550 neighborhood students. The building construction will be Type V-B, and will consist of occupancy Type 'E'. The maximum building height will be approximately 34', which is less than the maximum allowed height of 35' for this zone.**

**The 16.75-acre +/- site currently consists of three separate adjoining parcels owned by the Evergreen School District. The proposed project will affect approximately 10 acres. The remainder of the property is an existing park which will remain.**

**Typical hours of operation are approximately 7:30am – 4:30pm M-F, however may vary slightly based on bell schedules. Additionally, the schools will have extended hours on occasion for special events, after school activities, and sports.**

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 school will be located southwest of the intersection of NE 102$^{th}$ Avenue and NE 14$^{th}$ Street in Vancouver, WA. Proposed site improvements will extend onto three adjoining parcels: 165426000, 165455000, and 165511000. The abbreviated legal descriptions of the parcels composing the site are #67 SEC 28 T2N R2EWM 3.64A, #98 SEC 28 T2N R2EWM 3.99A, #154 SEC 28 T2N R2EWM 9.12A.**

**The project is located within the northwest quarter of Section 28, Township 2 North, Range 2 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 (underline one): flat, rolling, hilly, steep, slopes, mountainous, other.

**The site has a high point in the southeast corner and drops approximately 10' where the rest of the site is generally flat, slightly draining from southeast to northwest.**

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

**The steepest slopes are in the southeast corner of the site (approximately 15% slope). The rest of the site is generally flat (typically 0-5% slopes).**

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 prime farmland.

**According to the USDA Soil Survey, the soils mapped within the site are Wind River Variant (WrB and WrF). The site geotechnical investigation generally found 1.5 to 4.5 feet of silt with sand underlain by sand with variable silt content. The silt contains an up to 4-inch-thick root zone.**

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

**There is no known history of unstable soils.**

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 the building foundation, new access roads, parking facilities, walkways, and utilities. The project anticipates the potential for approximately 15,000 -25,000 cubic yards of cut and fill over approximately 9.5 acres of disturbed area.**

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 City of Vancouver Erosion Control Ordinance. 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 City standard details will be provided.**
- **Control Flow Rates – Stormwater runoff will continue to infiltrate on-site. Separate temporary facilities for runoff during construction are required.**
- **Install Sediment Controls - The contractor shall install sediment controls per City of Vancouver standard details.**
- **Stabilize soils – All disturbed surfaces will be restored to current conditions or better.**
- **Protect Slopes – There are no steep slopes within the project area.**
- **Protect Drain Inlets - The contractor shall install temporary sediment controls per details per City of Vancouver standard details.**
- **Stabilize Channels and Outlets – The site is fully developed, and has no outfalls to natural channels.**
- **Control Pollutants - The contractor shall conform to the Erosion Prevention and Sediment Control Ordinance VMC 14.24.**
- **Control Dewatering – The project specifications include prescriptive requirements for dewatering, however major dewatering is not anticipated.**
- **Maintain BMPs - The contractor shall conform to the Erosion Prevention and Sediment Control Ordinance VMC 14.24.**
- **Manage the Project - The contractor shall conform to the Erosion Prevention and Sediment Control Ordinance VMC 14.24.**
- **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 28% of the total site (4.8 acres / 16.75 acres total +/-) 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 City of Vancouver standards 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, 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.

**No.**

(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.

**N/A.**

(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.

**N/A**

(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 flood plain? 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:

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities, if known.

**There is an existing irrigation well on-site. The well will be decommissioned and re-drilled in a new location on the same site.**

**Stormwater runoff from the new roof area and parking facilities will be infiltrated via new on-site drywells and infiltration trenches.**

(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 storm water):

(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.

**The project has been designed to meet the City of Vancouver Stormwater Manual. New storm drainage infrastructure will include collection, conveyance, treatment, and infiltration of stormwater runoff. Runoff will be collected at catch basins, area drains, ditch inlets, and roof drain connection points. The collected runoff will be conveyed via underground storm piping to on-site treatment and infiltration facilities. Runoff from the pollution-generating impervious surfaces (parking lots and access drives) will require treatment prior to infiltration. The preliminary design has identified bio-retention facilities as the BMP to provide this treatment. Detention (flow control) will not be required. Infiltration will be provided in new on-site drywells and infiltration trenches (underground).**

(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 construction equipment could be conveyed to infiltration facilities. However, the geotechnical report indicates that groundwater at the site is anticipated to be 160 feet below grade.**

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

**The proposed project will not substantively alter local drainage patterns.**

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. All proposed catch basins and bio-retention overflow basins around the site will have permanent traps to help contain minor spills and protect downstream infiltration facilities.**

4. Plants:

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

___ Deciduous tree: **Birch, Myrobalan Plum, Maple, Ash, other**
___ Evergreen tree: **Douglas Fir, Western Red Cedar, Incense Cedar, Pine, other**
___ Shrubs: **ornamental landscaping**
___ Grass: **bluegrass, bentgrass, ryegrass**
___ Pasture: **none**
___ Crop or grain: **none**
___ Wet soil plants: **none**
___ Water plants: **None**
___ Other types of vegetation: **common dandelion, hawkweed**

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

**Approximately 20-25 trees will be removed as part of the site preparation and demolition of the existing Marrion Elementary School. Two birch trees were determined to be in decline and recommended for removal by a certified arborist. Three pine trees were identified by the arborist to have signs of borer and are proposed to be removed. One mature fir tree is scheduled to be removed due to its proximity to the existing covered play and damage it is causing to the roof structure.**

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 landscape plantings will be installed at the building perimeter, in the parking lots, and within all required landscape buffers. All disturbed areas in the project area that are not proposed for impervious surface or ornamental landscaping will be re-seeded for lawn.**

5. Animals:

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
Birds: **hawk**, heron, eagle, **songbirds**, **other**: **American crow**
Mammals: **deer**, bear, elk, beaver, **other**: **coyote, raccoon, opossum**
Fish: bass, salmon, trout, herring, shellfish, other:

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 project is located within the Pacific Flyway. This flyway is a major north-south migratory bird flyway that extends from Alaska south to Patagonia and from the Rocky Mountains west to the Pacific Ocean. It is approximately 4,000 miles north to south and 1,000 miles east to west.**

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

**The project site improvements have been designed to retain all but one of the mature fir trees on site, as well as the mature big leaf maple.**

**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 service will be extended or improved to serve the electrical and lighting needs. The school will also utilize natural gas for building equipment. The backup generator will utilize diesel fuel.**

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 school building will be required to meet setbacks from adjacent property lines, and the City's institutional standards require increases in setback distance for heights over 35 feet. The nearest residences to the new school building are 36 feet to the east of the school, 174 feet to the south, 403 feet to the west, and the north residence are across N.E. 14$^{st}$ Street.**

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:**

- **The school will meet the requirements for Washington State Sustainable Schools (WSSP) protocol.**
- **Aligned window patterns to maximize daylight to internal spaces.**
- **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 spills or leaks from construction equipment. Asbestos-containing building materials, lead-based paint, or other hazardous materials that may be located within the existing elementary school and will be properly removed and/or abated 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 gas and transmission pipelines located within the project area and in the vicinity.

**The project may utilize natural gas service from the existing underground natural gas line in the public right-of-way.**

(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 mix asphalt will be brought to the site during the construction of the parking areas, access aisles, and other areas.**

**Once the project is complete, a diesel-powered backup generator will be on site. Fertilizers and pesticides may be used for landscaping maintenance, and general cleaning supplies will be stored on site.**

(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 as allowed under Vancouver Municipal Code.**

(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?

**The site is currently an elementary school, with a community park on the west parcel. Adjacent to the school properties, there are existing residential dwellings to the east, south and west, with existing residential dwellings across from N.E. 14st Street to the north. The proposal will not affect land uses any of these adjacent properties.**

b. Has the site been used for agriculture? If so, describe.

**It is unknown whether the site has ever been used for agricultural purposes. However, the site has been developed as a school since 1967, and has not been farmed for commercial agriculture fore at least the last 52 years. No agricultural, forest, or farm land will be converted as part of this project.**

c. Describe any structures on the site.

**The site currently has and existing elementary school (Marrion) with 7 portable classroom buildings, and a covered play area to the west of the school. There is**

**also a community park located in the northwest corner of the site that contains a gazebo.**

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

**The existing school and portable buildings will be demolished.**

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

**R-6, Low-Density Residential District**

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

**PF – Public Facility**

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.

**The site overlays the countywide, federally designated Troutdale Sole Source Aquifer, which is designated as a Critical Aquifer Recharge Area (CARA) in accordance with VMC 14.26.115(B).**

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

**The proposed school would house approximately 550 students and 50 staff.**

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 the City of Vancouver, and will be required to be in compliance with Vancouver Municipal Code as demonstrated through a Type II Site Plan Review and Major Modification Type III Conditional Use Process.**

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 principle exterior building material(s) proposed?

**The highest point of the building will be the media center at approximately 34' tall. Exterior building materials are proposed to be metal and brick.**

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

**Views should remain relatively similar to existing. The existing school building is single level with the gym building having a taller roof line. The new school building will be multiple stories but within the maximum height allowed in the land-use zone.**

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 project's frontage improvement will include new street lights, and the on-site parking lots will include parking lot lighting per City of Vancouver requirements. The building includes exterior wall-mounted light fixtures for safety and security.**

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 interfere with views any more than existing neighborhood street 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. Current technology will be used to reduce unreasonable or unnecessary glare, and exterior near the public street will be provided with cut-off shields to protect adjacent residential areas. Landscape plantings will be used to screen parking lot headlights.**

12. Recreation:

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

**Walking path, children play area and sport fields.**

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. A portion of the site held residential structures at one point (prior to 1967) but has since been demolished.**

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the site.

**An archaeological predetermination was performed by Archaeological Services of Clark County, LLC with summary report prepared dated November 1, 2018.**

d. Describe proposed measures to avoid, minimize, or compensate for loss, change to, and disturbance to resources. 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, and describe proposed access to the existing street system. Show on site plans, if any.

**The project site is currently accessed from N.E. 14th Street, which is a City of Vancouver public roadway. The proposed project will continue to take access from this public roadway.**

b. Is 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 #30, which has a stop at N.E. Burton Road and N.E. 98th Street, approximately 0.8 miles (path length) to the project site.**

c. How many parking spaces would the completed project have? How many would the project eliminate?

**The proposed project will result in a total of approximately 150 new parking spaces within the proposed site parking lots.**

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

**Yes. The project will include public road frontage improvements along N.E. 14th Street. Improvements will generally include a single continuous width pavement restoration, ADA ramp improvements, street lighting, and storm drainage.**

**Other than standard frontage improvements, the traffic study did not identify any required off-site improvements or mitigation as result of this proposal.**

e. Will the project 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? If known, indicate when peak volumes would occur.

**A traffic impact analysis was performed for the project by Kittelson & Associates, Inc. dated May 30, 2019. The reconstructed 550-student elementary school is expected to result in a net increase of 68 daily trips, 25 weekday AM peak hour trips (7:45-8:45 AM), 12 weekday school PM peak hour trips (2:45-3:45 PM), and 7 weekday PM peak hour trips (4:25-5:25 PM). The Institute of Transportation Engineers Trip Generation manual, 10th edition trip rates were used to estimate the trip generation.**

**The City of Vancouver has identified a potential desire for a Rectangular Rapid Flashing Beacon (RRFB) on NE 14th Street to facilitate pedestrian crossings at the existing multi-use pathway connecting NE 14th Street to NE 15th Street/101st Avenue. If the RRFB is installed, ADA-compliant ramps will be required on the north and south sides of NE 14th Street to accommodate the pedestrian crossing treatment.**

**Other than standard frontage improvements, the traffic study did not identify any other required off-site improvements or mitigation as result of this proposal. Site distance at the school access driveways on NE 14th Street were evaluated and meets or exceeds the standard.**

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

**None.**

15. Public Service:

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 an elementary school and already enjoys service by fire and police.**

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

**The replacement school will be constructed with automatic fire sprinkler system and new fire hydrants per current City of Vancouver Fire Department standards.**

16. Utilities:

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

**The above utilities are available within the public rights-of-way fronting the 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. An existing private sanitary sewer lateral is anticipated to serve the new building. A new looped public water system will be installed through the parking lot and connect to the existing watermain in NE 14th Street served from City of Vancouver.**

**Waste Management will provide garbage, recycling, and food waste services.**

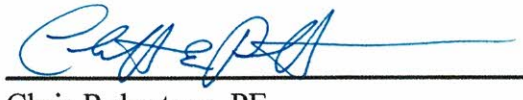
**Clark Public Utilities is the public power purveyor. The project will include a new transformer and back-up generator.**

**NW Natural is the natural gas purveyor.**

**Other miscellaneous utilities for telephone, cable, etc. already exist along the public roads.**

## 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: 

Chris Robertson, PE
Robertson Engineering, PC

Date Submitted: May 29, 2019