



## SEPA ENVIRONMENTAL CHECKLIST

### ***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:

**Wy'East Middle School Replacement**

2. Name of Applicant:

**Evergreen School District #114 or Evergreen Public Schools (EPS)**

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

**Contact:**

**Adam Cormack**

**R&C Management Group, LLC**

**Phone: (503) 260-2373**

**Email: adam@RandCManagement.com**

4. Date checklist prepared:

**November 7, 2019**

5. Agency requesting checklist:

**Evergreen Public Schools**

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

**Construction starting June 2020 and ending August 2022.**

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.**

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 LLC Vancouver, WA, with summary report dated July 27, 2018. No archaeological artifacts were found during the pedestrian survey or shovel testing. Archaeological Services recommended no additional archaeological work for the proposed project, 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 Columbia West Engineering, Inc. with findings summarized in a report dated September 6, 2018. The report identifies multiple soil types as well as tested infiltration rates.**

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, Archaeological Predetermination, Engineering Plan Approval, Level V Tree Plan, Building Permits, and other miscellaneous trade permits for construction activities.**

**The Clark County Public Health Department will perform Development Review Evaluation. Additional reviews will be required by CCPH for plan review.**

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 constructing a replacement school for Wy’East Middle School at a new location on the same existing site. Currently, it is anticipated that the existing gymnasium structure will remain (with some upgrades) and the existing track and field will remain as well. The proposed improvements include approximately 117,000 s.f. of new building construction and 15,000 s.f. of existing gym renovation (approx. 132,500 total s.f.) for the school, as well as a soccer field, parking lots, bus drop-off and pick-up, access drives, internal hardscape courtyards, a solid waste enclosure, a back-up generator and transformer, lighting, site utilities, landscaping, and related improvements. The softball field is not proposed for replacement at this time.**

**Building elements include classrooms, office and administration space, main and auxiliary gymnasiums with locker rooms, media center, full kitchen, commons spaces, band and choir, and CTE program spaces. This school is intended to replace the existing school and not increase the capacity.**

**The building construction is anticipated to be Type II-B and will likely consist of occupancy Types ‘E’, ‘B’ and ‘A’. The maximum building height will be in the range of 35’ at the Commons space on the east (front) façade of the building. There is an exterior elevated walkway anticipated to connect the second story floors of the two classroom wings.**

**The site consists of one 25-acre parcel owned by the school district (Parcel #110351000). The site is zoned Residential (R-6) with a Public Facilities (PF) Comprehensive Plan designation. The site is bound on the north and south by City Parks, residential to the west, and SE 136<sup>th</sup> Avenue to the east. The existing middle school will remain in operation while the new school is constructed. New athletic fields will be constructed after the new school is occupied and the existing school is demolished.**

**Hours of operation are anticipated to be generally from 7am – 4pm, although staff will arrive at the site before the start of school and stay after the close of school. Various nighttime activities may include PTA meetings, athletic events or concerts, 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 school replacement will be located at 1112 SE 136<sup>th</sup> Avenue, north of McGillivray Blvd in Vancouver, WA. Proposed site improvements will be on parcel 110351000.**

**The project is located within the southwest and northwest quarter of Section 35, 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 is generally flat, draining from north to south.**

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

**The steepest slope in the project vicinity is approx. 14% in the landscaping by corner of the parking lot. Most of the slopes are 1% to 2%**

- 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.

**According to the USDA Soil Survey, the soils mapped within the site are Lauren gravelly loam (LgB). The site geotechnical investigation generally found 6 to 12 inches of sod and topsoil over native soils. Native material consists of either Clayey Sand with trace of Gravel or varying Sand with Gravel. No long-term commercial significance is found on the site.**

- 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, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

**This project includes excavation and fill to allow for the building foundation, new access roads, parking facility, walkways, and utilities. The project anticipates the potential for approximately 14,000 cubic yards of cut and 10,000 cubic yards fill over approximately 14 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.**

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

**Approximately 25% of the total 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 City of Vancouver standards during construction to prevent silt-laden stormwater from leaving the project site and/or entering permanent stormwater facilities. All disturbed areas not replaced with hard surfaces 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 during construction, operation, and maintenance 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.**

- 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.**

### 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.

**There are no known surface water bodies within or adjacent to the project limits.**

- (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.**

- (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.

**Not applicable.**

- (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 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 by this project. Stormwater runoff collected from the new development will be infiltrated into the ground.**

- (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.

**Stormwater is the only source of water runoff from the project site. The project will be designed to meet the City of Vancouver Stormwater requirements. New storm drainage infrastructure will include collection, conveyance, treatment, and infiltration. 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.**

- (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.**

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

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

- (4) Proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any:

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

4. Plants:

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

- Deciduous tree: **Yes**  
 Evergreen tree: **Yes**  
 Shrubs: **Yes**  
 Grass: **Yes**  
 Pasture: **None**  
 Crop or grain: **None**  
 Orchards, vineyards or other permanent crops: **None**  
 Wet soil plants: **None**  
 Water plants: **None**  
 Other types of vegetation: **None**

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

**The existing grass within the project area will be removed or replaced with this project. The shrubs surrounding the parking lot will be replaced with the proposed landscaping. A limited number of trees will need to be removed.**

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

**There are no known occurrences of any endangered, threatened, or rare plant species within the project area.**

- 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 in the vicinity of the new building, in the parking lots, along 136<sup>th</sup> Avenue, and within all required landscape buffers that are not already planted. All disturbed areas in the project area that are not proposed for impervious surface or ornamental landscaping will be seeded for lawn. Native and low maintenance plantings will be prioritized.**



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

**None known.**

5. Animals:

- a. Circle 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:  
Mammals: deer, bear, elk, beaver, other: coyote  
Fish: bass, salmon, trout, herring, shellfish, other:

**Typical birds, mammals, and rodents common to this urban region are anticipated to be present in the project's vicinity.**

- 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 will be designed to retain most of the mature trees on 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 service will be extended to serve the electrical and lighting needs. The proposed mechanical HVAC equipment for the school will be served by natural gas with electric power for controls. 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 located away from adjacent developments, and will be required to meet setbacks from adjacent property lines.**

- 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:**

- **Energy-efficient mechanical, electrical and plumbing equipment and fixtures.**
- **Building envelope components (windows, doors, exterior wall and roof insulation thicknesses) meeting or exceeding WA State Energy Code.**
- **CO2 occupancy sensors in high occupancy areas.**
- **Building mass pre-cooling at night.**
- **Sensor-controlled exterior pole lighting.**

#### 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.**

- (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.

**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 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 motor vehicles entering and leaving the site, and children playing outside. 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? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**The proposal does not affect the use on site. The proposal will not affect land uses for any of these adjacent properties.**

- 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 project site has been used as a middle school since 1979.**

- 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.

**Currently Wy'East Middle School is located on the site with various adjacent accessory structures and portable classrooms.**

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

**Yes, all the current structures on-site will be demolished by the end of construction, except a shed adjacent to the track and the gymnasium, which will be remodeled.**

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

**R-6, Low Density Residential**

- 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 a critical area by the city or county? If so, specify.

**No.**

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

**The completed project replaces the current school. No people will reside in the school and approximately 100 people will work there.**

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.**

m. Proposed measures to ensure the proposal is compatible with nearby 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:

**A new middle school will benefit the local community.**

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 in the range of approximately 30'-35' at the Commons portion along the front of the building. Exterior building materials are proposed to be a combination of brick and metal panel.**

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

**None.**

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

**The project will enhance site aesthetics.**

#### 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 lot will include parking lot lighting per City of Vancouver requirements. The building perimeter and pedestrian pathways may include additional 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, including fixture type, controls, and shields. Landscape plantings will be used to help screen vehicle headlights in the parking lot.**

#### 12. Recreation:

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

**Park areas with walking paths are to the north and south of the parcel. The site itself contains a soccer field, football field, running track, and walking paths.**

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

**The softball fields on-site will be removed.**

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

**The proposed removal of the softball fields are due to additional fields being constructed at nearby Mountain View High School. All other recreational elements on site are remaining with an additional soccer field being proposed near the track.**

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.

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

- 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.

**None known. A Cultural Resources Report was conducted on 7/27/2018 and concluded no additional surveys were required.**

- 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.

**A Cultural Resources Report was conducted on 7/27/2018 and concluded no additional surveys were required.**

- d. Proposed measures to avoid, minimize, or compensate for loss, change 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 will continue to be accessed off S.E. 136<sup>th</sup> Ave, a City of Vancouver public roadway.**

- 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 two public transit C-Tran bus stops directly in front of the site on S.E. 136<sup>th</sup> Ave. For route #80, the stop located on the west side is for south bound to Fisher's Landing Transit Center and the east side stop is northbound to VanMall Transit Center.**

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

**The proposed project will remove the approx. 92 existing spaces and replace with approx. 106 spaces for general parking. Additional parking for events are provided in the loading areas and existing parking lot to remain on the Parks property to the north, for which the School District has a right to use under an existing user agreement.**

- 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).

**Improvements proposed for right of way standards are street trees and relocating the existing mid-block pedestrian crossing on 136<sup>th</sup> Avenue.**

- 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?

**Traffic impacts will not change with the project and peak volumes will remain the same.**



- 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:

**The on-site parent pick-up/drop-off system will be improved in the new layout.**

15. Public Service:

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

**The project is currently developed and is already served by fire and police.**

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

**The new buildings will be constructed with automatic fire sprinkler systems 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 - storm.

**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. A new private sanitary sewer lateral is anticipated to serve the new building and will connect into the existing on-site manhole that is connected to the public sewer system provided by the City of Vancouver. New public water lines will be installed at various locations around the new building and connect into the existing public water mains provided by the City of Vancouver in 136<sup>th</sup> Avenue.**

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

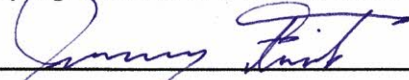
**Clark Public Utilities is the public power purveyor. The project will include a new transformer and back-up generator.**

**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: 

Name of signee: JEREMY FICK

Position and Agency/Organization: CIVIL ENGINEER, ROBERTSON ENGINEERING

Date Submitted: 11/7/19



### General Location

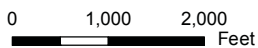
Account: 110351000  
 Owner: EVERGREEN SCHOOL DIST #114  
 Address: PO BOX 8910  
 C/S/Z: VANCOUVER, WA 98668

● Location of Subject Property(s)

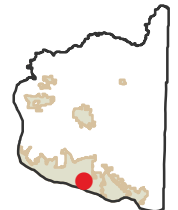
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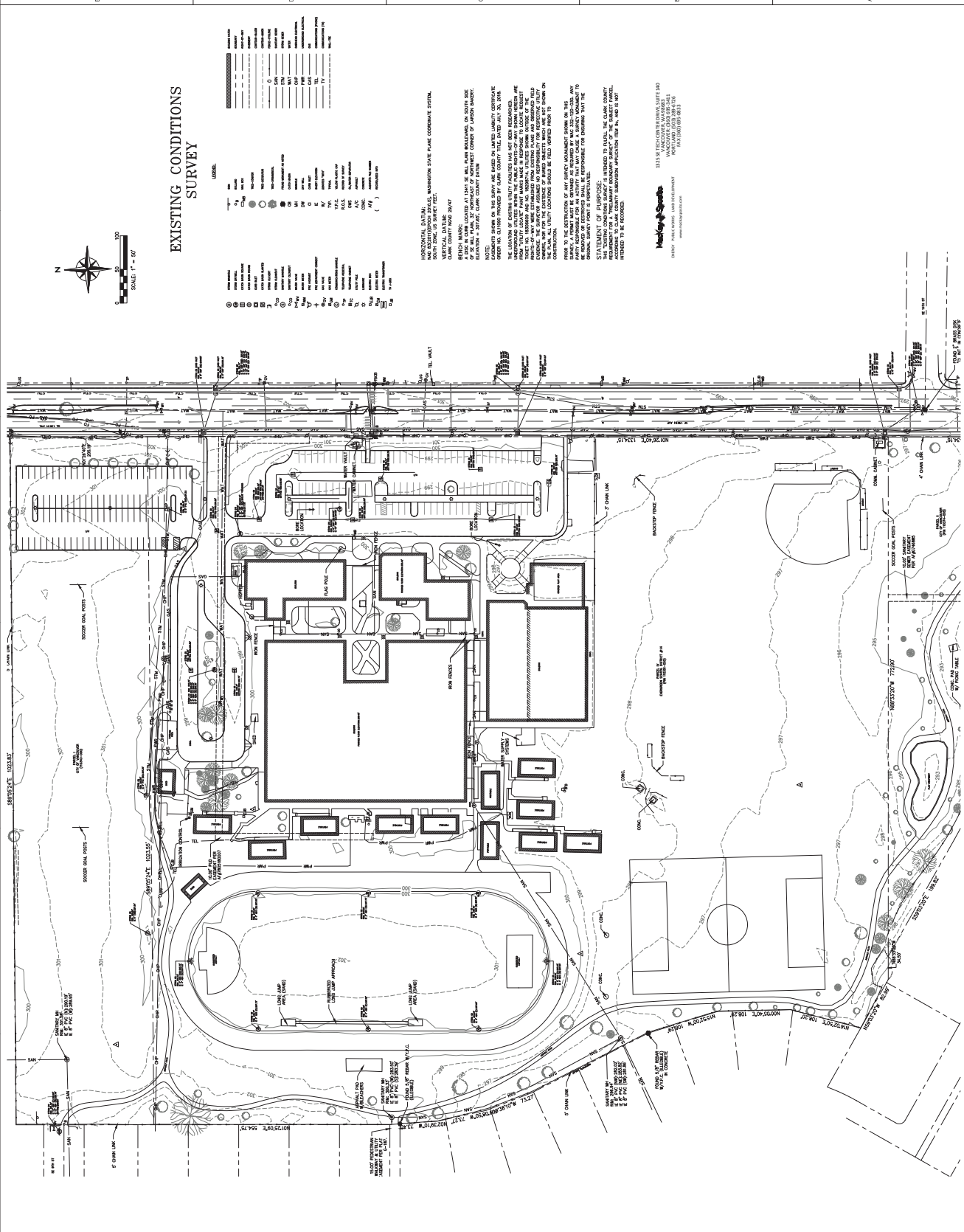


Geographic Information System



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.





### EXISTING CONDITIONS SURVEY

- LEGEND**
- |   |      |                         |
|---|------|-------------------------|
| ① | 2000 | Horizontal Control      |
| ② | 2000 | Vertical Control        |
| ③ | 2000 | Boundaries              |
| ④ | 2000 | Proposed Boundaries     |
| ⑤ | 2000 | Utility Lines           |
| ⑥ | 2000 | Proposed Utility Lines  |
| ⑦ | 2000 | Proposed Buildings      |
| ⑧ | 2000 | Proposed Parking        |
| ⑨ | 2000 | Proposed Landscaping    |
| ⑩ | 2000 | Proposed Lighting       |
| ⑪ | 2000 | Proposed Fencing        |
| ⑫ | 2000 | Proposed Signage        |
| ⑬ | 2000 | Proposed Structures     |
| ⑭ | 2000 | Proposed Infrastructure |
| ⑮ | 2000 | Proposed Features       |
- SYMBOLS**
- |       |      |                         |
|-------|------|-------------------------|
| ○     | 2000 | Horizontal Control      |
| ●     | 2000 | Vertical Control        |
| □     | 2000 | Boundaries              |
| ▭     | 2000 | Proposed Boundaries     |
| —     | 2000 | Utility Lines           |
| - - - | 2000 | Proposed Utility Lines  |
| ▭     | 2000 | Proposed Buildings      |
| ▭     | 2000 | Proposed Parking        |
| ○     | 2000 | Proposed Landscaping    |
| □     | 2000 | Proposed Lighting       |
| ▭     | 2000 | Proposed Fencing        |
| ▭     | 2000 | Proposed Signage        |
| ▭     | 2000 | Proposed Structures     |
| ▭     | 2000 | Proposed Infrastructure |
| ▭     | 2000 | Proposed Features       |

HORIZONTAL CONTROL: VAN OVER SURVEY, WASHINGTON STATE PLUMB COMMISSION SYSTEM.  
 VERTICAL CONTROL: METRIC TIE.  
 CLARK COUNTY ROAD 2947.  
 CLARK COUNTY ROAD 2947.

**NOTES:**  
 1. ALL DISTANCES SHOWN ON THIS SURVEY ARE BASED ON LIMITED LIABILITY CERTIFICATE ORDER NO. C/100017400 PLOTTED ON JULY 20, 2018.  
 2. THE LOCATION OF EXISTING UTILITIES HAS NOT BEEN RECONNOITRED.  
 3. THIS SURVEY IS A PRELIMINARY SURVEY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY.  
 4. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE FIELD TO VERIFY THE DATA.  
 5. THE DATA WERE OBTAINED FROM THE FIELD SURVEY AND ARE SUBJECT TO THE USUAL VARIATIONS OF FIELD SURVEYING.

**STATEMENT OF PURPOSE:**  
 THIS SURVEY WAS CONDUCTED TO DETERMINE THE EXISTING CONDITIONS AT THE CLARK COUNTY SITE AND TO PROVIDE THE DATA FOR THE DESIGN OF THE PROPOSED PROJECT. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE FIELD TO VERIFY THE DATA.

**MAIHMUM ARCHITECTURE**

3113 SETON CENTER DRIVE, SUITE 240  
 BRANTLEY, VA 23014  
 804.444.4763  
 804.444.9278

mahlum

175 CALVERT STREET, SUITE 400  
BETHESDA, MD 20814  
PHONE: 443-4783 / FAX: 443-4787  
1324 NEW HAVEN STREET, SUITE 1122  
ANNAPOLIS, MD 21403  
PHONE: 410-291-0500 / FAX: 410-291-0501  
1050 JEFFERSON AVENUE, SUITE 200  
ANNAPOLIS, MD 21403  
PHONE: 410-291-0500 / FAX: 410-291-0501  
MANHATTAN ARCHITECTS INC.

**ROBERTSON**  
1000 WASHINGTON AVENUE, SUITE 200  
ANNAPOLIS, MD 21403  
PHONE: 410-291-0500 / FAX: 410-291-0501



**Evergreen Public Schools**  
EVERGREEN PUBLIC SCHOOLS  
WY-EAST MIDDLE SCHOOL  
REPLACEMENT  
WANDOUVER, WA



**VICINITY MAP**  
N.E.S.

**SITE INFORMATION**  
ADDRESS: 1174 SE 138TH AVE  
WANDOUVER, WA 98643  
PARCELS: 103061000  
LEGAL: SW 1/4, SEC 33, T2N, R2E, W4  
NW 1/4, SEC 33, T2N, R2E, W4  
TOTAL PROJECT SITE AREA = 25.0 ACRES  
ZONING = R-C-5

**APPLICANT / OWNER**  
EVERGREEN SCHOOLS DISTRICT #614  
WANDOUVER, WA 98643  
CONTACT: WY-EAST MIDDLE SCHOOL  
1174 SE 138TH AVE  
WANDOUVER, WA 98643  
PHONE: 360-871-1234  
WWW.EVERGREENSCHOOLS.DISTRICTS.WA.GOV

**ARCHITECT**  
MAHLMUM ARCHITECTS  
175 CALVERT STREET, SUITE 400  
BETHESDA, MD 20814  
CONTACT: JEFF DODD, AIA  
PHONE: 410-478-3000  
WWW.MAHLUM.COM

**CIVIL ENGINEER**  
ROBERTSON ENGINEERING, P.C.  
1000 WASHINGTON AVENUE, SUITE 200  
ANNAPOLIS, MD 21403  
CONTACT: BOB FOSTER, P.E.  
PHONE: 410-291-0500  
WWW.ROBERTSONENGINEERING.COM

**PARKING COUNT**

EXISTING	PROPOSED	TOTAL
EXISTING PARKING SOUTH OF LOT	PROPOSED EVENT PARKING SOUTH OF LOT	EXISTING + PROPOSED
101	101	202
5	5	10
0	0	0
106	106	212
96	96	192

**DIMENSIONING**  
ALL DIMENSIONS IN FEET UNLESS NOTED OTHERWISE

NO.	DESCRIPTION	DATE
1	EXISTING	10/21/2019
2	PROPOSED	10/21/2019
3	AS NOTED	10/21/2019

DATE: 10/21/2019  
SCALE: 1" = 40'  
SHEET: 1 OF 2

