



## **SEPA ENVIRONMENTAL CHECKLIST BURTON ELEMENTARY SCHOOL**

### ***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:

**Burton Elementary School**

2. Name of Applicant:

**R&C Management Group, LLC**

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

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

4. Date checklist prepared:

**February, 2020**

5. Agency requesting checklist:

**Evergreen Public Schools  
City of Vancouver  
Department of Archeology and Historic Preservation**

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

**As soon as approval is granted. Currently construction is scheduled to begin in the Summer of 2022, with a possibility of construction starting as soon as the Summer of 2021.**

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

**No. This checklist covers all activity 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.

- 1. Archaeological Predetermination**
- 2. Level I Site Evaluation for CARA**
- 3. SEPA Checklist**

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 proposal will require multiple permits through the City of Vancouver, including the following:**

- **Type II Site Plan Review**
- **Type III Conditional Use Permit**
- **Archaeological Predetermination**
- **Engineering Plan Approval**
- **Grading Permit**
- **CARA Permit**
- **Building Permits**
- **Public Health Plan Review (via Clark County Public Health)**

**Other miscellaneous trade permits will be acquired by the contractor for construction activities.**

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.)

**Evergreen Public Schools is seeking site plan approval to replace the existing Burton Elementary School with a new 62,000 sq.ft. (+/-) two-story structure on the current Administration Service Center and Home Choice Academy property. The existing Administration Service Center will be demolished and moved to a new location off-site. The existing Home Choice Academy will remain. The new school building will have a footprint of 48,000 sq.ft. (±) with approximately 62,000 sq.ft. (±) of total floor area. It will include a classroom wing, co-operative work spaces, a media center,**

**gymnasium, administrative offices, music center, kitchen, and cafeteria. Associated parking and maneuvering improvements, bus drop-off and pick-up, along with a covered play area are also proposed with this application.**

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 site is located at 13501 NE 28<sup>th</sup> Street within the Landover-Sharmel neighborhood in Vancouver, Washington and currently houses the EPS Administration Service Center and Home Choice Academy. The site is approximately 17.4 acres and encompasses tax lot # 163995-000. More specifically, the property is located within the SW quarter of Section 23, Township 2 North, Range 2 East of the Willamette Meridian.**

## **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 with a gentle descent draining the site from south to northeast.**

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

**The steepest natural slope on-site is approximately 22% and is located within the stormwater swale behind the Home Choice Academy building. It is anticipated that this swale will be filled and a new stormwater facility will be constructed with this project.**

- 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.

**The National Resource Conservation Service (NRCS) Web Soil Survey and the Soil Survey of Clark County describe the soils on site as belonging to the Wind River and Lauren gravelly loam series. Clark County GIS maps the soils on site as LgF, Lauren gravelly loam, along the southern border of the site and Wind River gravelly loam encompassing the remainder of the site.**

**A geotechnical site investigation will be performed prior to the land use submittal. A copy of the geotechnical report will be included with the formal application to the City of Vancouver for review.**

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

**No.**

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

**Grading activities on this site will include excavation and fill to allow for the new building foundation, utilities, parking areas, access road, and hardscape areas. The demolition of the existing buildings and associated infrastructure will require small grading efforts.**

**It is assumed that this project will be able to generally tie-in to existing grades without requiring steep slopes or retaining walls. The project is anticipated to generate approximately 20,000 - 40,000 C.Y. of cut and fill over the total disturbed area.**

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

**There will always be a potential for erosion with any earth disturbing activity, including grading. However, the chances of significant erosion are minimal due to the flat nature of the site. This project will also implement erosion control measures prior to any ground disturbance in accordance with the City of Vancouver's Stormwater Management (VMC 14.09) and Erosion Control Ordinances (VMC 14.24). An erosion control and grading plan will be reviewed and approved by the City prior to any construction activities.**

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

**At full build-out, approximately 40% of the site will be covered with impervious surfaces.**

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

**The contractor shall strictly conform to the City of Vancouver's Stormwater Management and Erosion Control Ordinances by installing temporary erosion control measures per the City of Vancouver's standard details during construction to prevent silt-laden construction water from leaving the site and/or entering permanent stormwater facilities. Long-term erosion will be**

**mitigated by planting and re-establishing all disturbed areas with permanent vegetation.**

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.

**Exhaust and dust from moving construction equipment and building demolition efforts will occur during construction, in the short term. No actions proposed with this project will result in long-term increases to air pollution except typical vehicular emissions.**

- 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:

**The contractor shall use common construction dust abatement measures to mitigate any dust caused by demolition and construction activities. A notice of demolition will be submitted to the Southwest Clean Air Agency prior to demolition of the existing Administrative Service Center.**

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.

**Not Applicable.**

- (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:

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

**Ground water will not be withdrawn. Only stormwater runoff from the new roof area, parking facilities, and access drives will be infiltrated via new on-site infiltration trenches. Stormwater runoff from approximately 300,000 sq. ft. is anticipated to be infiltrated with this development.**

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

**No waste material will be discharged into the ground. This site will continue to be served by public sanitary sewer.**

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 only source of runoff for this project will be stormwater. Stormwater runoff generated from impervious surfaces will be collected by plaza drains, area drains, catch basins, flush curb runoff, and roof drain connection points. Only runoff generated from pollution-generating impervious surfaces such as the parking lots and access drives will be collected and conveyed through the on-site**

**treatment facilities prior to being released to the underground infiltration facilities. All other runoff will be conveyed directly to the new on-site infiltration facilities. The preliminary civil design will utilize bio-retention facilities as the stormwater treatment BMP. All stormwater design will be in accordance with the Stormwater Management Manual for Western Washington.**

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

**Any waste materials on, or generated from, the site will be properly managed and disposed of.**

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

**The project site is a very flat basin and any runoff that has the ability to sheet flow will be infiltrated by the site soils. This proposal will not alter the drainage patterns of the local vicinity.**

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

**The collection basins on-site are anticipated to have permanent traps installed to help contain small spills before reaching the infiltration facilities. The contractor shall utilize temporary erosion control measures on-site during construction to prevent sediment-laden water from entering the permanent infiltration facilities or leaving the project site.**

**An approved stormwater plan will be reviewed and approved by the City of Vancouver, thereby mitigating any impacts.**

4. Plants:

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

  X   Deciduous tree: alder, maple, aspen, other –  
  X   Evergreen tree: cedar, pine, other  
  X   Shrubs:  
  X   Grass:  
\_\_\_\_ Pasture:  
\_\_\_\_ Crop or grain:  
\_\_\_\_ Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other:  
\_\_\_\_ Water plants: water lily, eelgrass, milfoil, other:  
\_\_\_\_ Other types of vegetation:



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

**All existing vegetation within the proposed development area will be removed. Some existing vegetation may be retained along the southern property line, if feasible.**

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

**There are no known threatened or endangered species exist on or near the site.**

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

**This development will install site landscaping in conformance with the City of Vancouver development code. Ornamental landscaping will be planted in all required landscape buffer areas, within the parking lots, around the building perimeter, and courtyard areas. Disturbed areas that are not proposed for ornamental landscaping or impervious surfaces will be 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:

Mammals: deer, bear, elk, beaver, other: rodents

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.

**This project site is not identified by Washington Department of Fish and Wildlife as a designated wildlife migration route. The project area, along with the entirety of Washington state, is identified as part of the migratory bird Pacific Flyway.**

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

**New landscaping vegetation and screening will be provided on the project site in conformance with the City of Vancouver requirements. The introduction of on-site trees and private landscaping may enhance wildlife that is compatible to the urban environment.**

- 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.

**Electricity will be used for lighting, and the mechanical HVAC units. Natural gas will be used for the water heater and building heating. A backup generator installed within the mechanical enclosure will utilize diesel fuel contained within a dual-walled tank located under the generator.**

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

**This project should not affect the potential use of solar energy by adjacent properties. The building will meet the property setbacks from neighboring property lines as required by the City of Vancouver Municipal Code.**

- 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:

**This project proposes to orient the building to maximize natural light and utilize shading devices to control sunlight and heating within the building. Clerestory windows will be used to provide daylight to internal spaces. The mechanical, electrical, and plumbing equipment and fixtures will have energy-efficient ratings.**

**The new school building will meet the Washington State Energy Code requirements.**

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.

**No long-term environmental health hazards are associated with this project. There is a potential for temporary exposure to hazardous fluids from spills or leaks from construction equipment during the demolition and construction of this project. The existing Administrative Service Center buildings and portables were constructed/installed in 1993, 1994, and 2003 and are not believed to contain asbestos-containing materials and/or lead-based paint. If these items are discovered, they will be properly removed prior to building demolition by a licensed contractor.**

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

**According to record drawings supplied by the School District, there are no known or possible contaminants from the known uses.**

- (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.

**There are no known hazardous chemicals/conditions that might affect project development and design. If any existing on site underground storage tanks are discovered during construction, they will be properly abandoned and removed.**

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

**Hot asphalt will be brought on the site during the paving of the parking areas, access drives, walking pathway, and hard play areas. Temporary fuel tanks may also be stored on site for use of operating equipment during construction.**

**After project completion a diesel-powered backup generator will be located adjacent to the school building within a mechanical enclosure. General cleaning chemicals will be stored in janitorial areas within the school. Handling and use of these cleaning supplies will be done using BMPs. Common fertilizers and pesticides may be used on the landscape areas for general maintenance.**

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

**The emergency services required for any environmental health hazard are already in place through the local fire districts. Mutual aid agreements are set up with other agencies to respond to the site in the case of larger emergencies.**

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

**A Spill Prevention, Control, and Countermeasure (SPCC) plan is required of the contractor to be used for the duration of this project.**

b. Noise:

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

**Vehicular noise exists on the nearby roadways but is not anticipated to affect this development.**

- (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 construction noise will occur during construction. The typical working hours of 7AM to 7PM will be observed. No significant long-term noise levels are anticipated from the project other than typical vehicular traffic during peak hours.**

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

**Construction will occur during daylight hours and in conformance with the City of Vancouver Municipal Code.**

8. Land and Shoreline Use:

- a. What is the current use of the site and adjacent properties?

**The site is currently used as an administrative center for Evergreen Public Schools. The Home Choice Academy is located in the northwest corner of the property which will remain throughout the project. The site is surrounded by residential development on all sides including a condominium development to the south and west, single-family housing to the north and west, a mobile-home park to the west, and an apartment complex to the east. This proposal will not alter or affect the current land uses of these adjacent properties.**

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

**No. According to historical aerial photographs obtained from Clark County GIS Maps Online, the site was used for residential purposes from 1955 until the 1990s when it was converted to the administration center for Evergreen Public Schools. The site has since been used as the Administrative Service Center and the Home Choice Academy.**

- c. Describe any structures on the site.

**Six separate administrative complexes are located on the site and comprised of individual portable buildings married together and connected to the site via ramps and hardscape. The complexes are connected to one another by**

**covered walkways. A maintenance and print shop is located in the southeast corner of the site.**

**The Home Choice Academy building is located in the northwest corner of the site and will remain throughout the life of the project.**

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

**The buildings that make up the Administrative Service Center and the maintenance/print shop will be demolished and removed from the site to make way for the construction of the new Burton Elementary School.**

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

**R-22 (Higher Density Residential)**

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

**UH (Urban High Density Residential)**

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.

**No. According to Clark County GIS, there are no mapping indicators for environmentally sensitive areas. The site is located within a Category II Critical Aquifer Recharge Area.**

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

**The proposed school building will have approximately 60-70 staff members and a capacity of 550 students. No one will reside in the building.**

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

**This project will not displace anyone.**

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

**Not Applicable.**

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

**This project is in compliance with current City zoning and comprehensive plan designations. The project will be reviewed and approved through the City of Vancouver's Type III Conditional Use Land-Use Review process.**

9. Housing:

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

**No residential units are proposed with this application. This application is for an elementary school replacement.**

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

**Not applicable.**

- 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 exterior walls of the building will be masonry and metal panels. The maximum building height will not exceed 35-ft, which is allowed by current City code.**

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

**No views will be altered or obstructed.**

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

**Landscape buffers will be provided at the property lines adjacent to residential properties and along the roadway frontage.**

11. Light and Glare:

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

**No extraordinary light or glare is anticipated from this development. The only light and glare anticipated would be from the building and parking lot lights during evening and night.**

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

**No. It is unlikely that the new lights associated with this project would interfere with existing views in the local vicinity. The project lighting will not be a safety hazard.**

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

**None known.**

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

**Security lighting will not extend above the building eaves. Horizontal dispersion shields may be used, if necessary. All lighting design will be in conformance with local and state standards.**

12. Recreation:

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

**There is a neighborhood park located approximately 0.1 miles southwest of the site. Cascade Middle School and Evergreen High School is located southeast of the site and is home to track and field, baseball fields, tennis courts, softball fields, and soccer fields.**

**The existing site includes grass field areas for recreational use and a wooded area along the southern property line.**

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

**No recreational facilities will be displaced. Additional recreational uses will be constructed with the new project include play fields, hard and soft play areas, and a covered play structure.**

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

**None needed.**

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.

**No. There are no places or objects on the project site that 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 site.

**An Archaeological Predetermination will be conducted prior to submittal for land use review. The Archaeological Predetermination Report will be included with the formal application.**

- 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.

**In the event of an inadvertent discovery of potentially significant archaeological materials and/or human remains during project activities, all work within the immediate vicinity will cease and the proper authorities will be notified. It is to be noted that the site has been previously developed.**

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.

**NE 28<sup>th</sup> Street, classified as a minor arterial, fronts the entire site along the northern property line and currently provides a signalized access point to the existing administrative service center. This signalized intersection will remain and is proposed as the only point of access for the site.**

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

**There is a C-Tran bus stop at the entrance to the site along NE 28<sup>th</sup> Street and NE 135<sup>th</sup> Avenue. This transit stop is part of C-Tran's Routes #30 (Burton) which travels between downtown Vancouver and the Fisher's Landing Transit Center and route #80 (Van Mall/Fisher's) which travels**



**between the Vancouver Mall Transit Center and the Fisher's Landing Transit Center.**

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

**The existing parking lots associated with the Administration Service Center and maintenance/print shop will be demolished and replaced with the new parking areas. The completed project will have approximately 150 proposed parking stalls and 42 existing parking stalls service the Home Choice Academy.**

- 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).

**No. A traffic study done by Charbonneau Engineering dated March, 2019 concluded that the existing signalized intersection at NE 28<sup>th</sup> Street and NE 135<sup>th</sup> Avenue will operate at an acceptable volume-demand-to-capacity ratio for the proposed site condition.**

- 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.

**Per the Institute of Transportation Engineers Trip Generation, 9<sup>th</sup> Edition (year 2012), a 550 student elementary school is estimated to generate approximately 710 daily trips including 248 weekday AM peak hour trips, 154 school PM peak hour trips, and 83 weekday PM peak hour trips.**

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

**Payment of applicable Traffic Impact Fees, if required by city code, will help mitigate any impacts.**

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 site will require the same services that are currently available to the existing administrative service center. All of the above services will be required for this development.**

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

**This development will be subject to applicable impact fees that offset direct impacts on public services.**

16. Utilities:

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

**Cable and data services are also available to 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.

|                    |                               |
|--------------------|-------------------------------|
| <b>Electricity</b> | <b>Clark Public Utilities</b> |
| <b>Gas</b>         | <b>NW Natural Gas</b>         |
| <b>Sewer</b>       | <b>City of Vancouver</b>      |
| <b>Water</b>       | <b>City of Vancouver</b>      |
| <b>Refuse</b>      | <b>Waste Management</b>       |

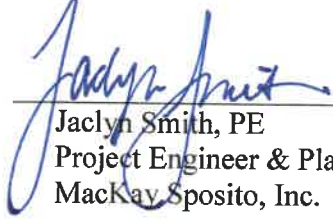
**Water, sanitary sewer, storm drainage, refuse service, electrical, cable, and data services are proposed for the project site. The project will also include a new back-up generator and transformer.**

**A new private storm drainage system will be installed on site to manage stormwater runoff. The building will be served by a new private sanitary lateral and will connect into the existing sanitary sewer system provided by the City of Vancouver. An existing water line within the site will serve the proposed school building. A gas service line will be installed from the main within NE 28<sup>th</sup> Street to serve the proposed school building. Telephone, cable, data, and other miscellaneous utilities already exist on the site and may be upgraded as necessary for this project.**

### 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: \_\_\_\_\_

  
Jaclyn Smith, PE  
Project Engineer & Planner  
MacKay Sposito, Inc.

Date Submitted: \_\_\_\_\_

02/13/2020