

EXHIBIT 8
CUP16-02

SECTION 8 – SEPA CHECKLIST & DETERMINATION



DATE PUBLISHED: October 7, 2016

Today's Date: October 4, 2016

To Whom It May Concern:

Attached is an environmental Determination of Nonsignificance (DNS) and associated environmental checklist No. 2016-01 issued pursuant to the State Environmental Policy Act (SEPA) Rules (Chapter 197-11, Washington Administrative Code). The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11. You may comment on this recommendation within fourteen (14) days of the DNS publication date of October 7, 2016; the lead agency will not act on this proposal until the close of the **14-day comment period, which ends October 21, 2016.**

Please address any correspondence to: Jeff Snell, Superintendent
Camas School District #117
841 NE 22nd Avenue
Camas, WA 98607
Telephone: 360-335-3000
Fax: 360-335-3001

DISTRIBUTION:

City of Camas

Clark County: Parks, Natural Resources, Dept. of Transportation, ESA

Washington State: Office of Archaeology & Historical Preservation, Dept. of Fish & Wildlife, Dept. of Transportation, Dept. of Ecology, Parks & Recreation

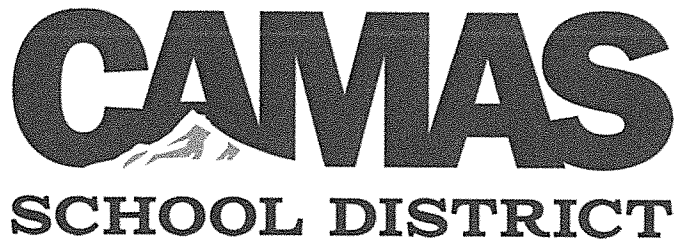
Commission, Dept. of Natural Resources

Utilities: Clark Public Utilities

Federal Agencies: US Army Corps of Engineers, SW Air Pollution Control Authority, Bureau Of Indian Affairs

Tribes: Chinook Indian Nation, Cowlitz Indian Tribe, Grand Ronde Tribe, Nez Perce Tribe, Shoalwater Bay Tribe, Umatilla Indian Nation, Yakima Indian Nation, Warm Springs Tribe

Other: C-Tran, Post Publications, parcels within 300 foot radius



DETERMINATION OF NONSIGNIFICANCE
ENVIRONMENTAL CHECKLIST No. 2016-01

Description of proposal: Construct a 2-story elementary school to replace the existing Lacamas Heights Elementary School. The 73,500 square foot building includes a gymnasium, commons, administration, and classroom space for approximately 600 students, on-site parking for approximately 114 passenger vehicles and 14 school buses, access roadway, sidewalks, play fields, landscaping, lighting, and utilities. The building construction is anticipated to be Type IIIB. The maximum building height will be approximately 38 feet. The development will encompass approximately 20 acres of the 40-acre site and has been situated to minimize impacts to wetlands, archaeological resources, white oaks, steep slopes, BPA right-of-way, and an on-site stream. Additional archaeological excavations will be performed on the site to further define the archaeological resource areas. Two portable classroom buildings are planned for future expansion. The project will be required to construct frontage and off-site water mains, sewer mains and road improvements.

Proponent: Camas School District #117
Location of proposal: 1111 NE 232nd Avenue, Camas, WA 98607
Lead agency: Camas School District #117

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- ☐ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ✱ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the Legal Notice date of October 7, 2016. Comments must be submitted by **October 21, 2016**.

Responsible official: Jeff Snell, Superintendent
Camas School District #117
841 NE 22nd Avenue
Camas, WA 98607
Telephone: 360-335-3000
Fax: 360-335-3001

Signed this 4th day of October 2016.

A handwritten signature in black ink, appearing to read "Jeff Snell", is written over a horizontal line.

Jeff Snell, Superintendent



DATE: October 4, 2016

TO: Legal Notices
The Columbian
PHONE# 360.694.3991
FAX# 360.737.3494

FROM: Heidi Rosenberg
Director, Capital Programs
Camas School District #117

SUBJECT: Legal Notice – Camas School District #117

Please publish this in the Legal Notices portion of the paper on the following days: Friday, October 7, 2016.

Text to read:

NOTICE OF DETERMINATION OF NONSIGNIFICANCE

- Camas School District #117 issued a determination of nonsignificance (DNS) under the State Environmental Policy Act Rules (Chapter 197-11 WAC) for the following project: Lacamas Heights Elementary School replacement at 1111 NE 232nd Avenue in Camas, WA 98607 proposed by Camas School District #117. After review of a completed environmental checklist and other information on file with the agency, Camas School District #117 has determined this proposal will not have a probable significant adverse impact on the environment.
- Copies of the DNS are available at no charge from Heidi Rosenberg, 360-833-5593 or Heidi.Rosenberg@camas.wednet.edu. The public is invited to comment on this DNS by submitting written comments no later than October 21, 2016 to Jeff Snell, Superintendent, Camas School District #117 at the Zellerbach Administration Center, 841 NE 22nd Avenue, Camas, WA 98607.

SEPA REGISTER NOTICE

County: Clark
Lead Agency: Camas School District #117
Lead Agency Contact: Heidi Rosenberg
Lead Agency Phone: (360) 833-5593
Lead Agency File #: 2016-01
Ecology File #:
Document Type: DNS
Description: Construct a 2-story elementary school to replace the existing Lacamas Heights Elementary School. The 73,500 square foot building includes a gymnasium, commons, administration, and classroom space for approximately 600 students, on-site parking for approximately 114 passenger vehicles and 12 school buses, access roadway, sidewalks, play fields, landscaping, lighting, and utilities. The building construction is anticipated to be Type IIIB. The maximum building height will be approximately 38 feet. The development will encompass approximately 20 acres of the 40-acre site and has been situated to minimize impacts to wetlands, archaeological resources, white oaks, steep slopes, BPA right-of-way, and an on-site stream. Additional archaeological excavations will be performed on the site to further define the archaeological resource areas. Two portable classroom buildings are planned for future expansion. The project will be required to construct frontage and off-site water mains, sewer mains and road improvements.

Location: 1111 NE 232nd Avenue, Camas, WA 98607
Applicant: Camas School District #117
Issue Date: October 7, 2016



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.

Environmental Checklist No. 2016-01

A. BACKGROUND

1. Name of proposed project, if applicable:

Lacamas Heights Elementary School Replacement

2. Name of applicant:

Camas School District #117 (CSD)

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

Contact:

**Heidi Rosenberg, Director Capital Programs
Camas School District
841 NE 22nd Ave
Camas, WA 98607**

Phone: (360) 833-5593

Email: Heidi.rosenberg@camas.wednet.edu

4. Date checklist prepared:

October 3, 2016

5. Agency requesting checklist:

City of Camas and Washington State Department of Archaeology and Historic Preservation (DAHP)

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

Archaeological Excavations: November 2016 – March 2017

School Construction: May 2017 – August 2018

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

There are two future portable classroom buildings planned.

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

- **Habitat Conservation Areas Report by The Resource Company (TRC) dated July 7, 2014**
- **Wetland Delineation And Assessment by TRC dated March 29, 2016**

- Archaeological Survey by Archaeological Investigations Northwest, Inc. (AINW) dated September, 2016
- Geotechnical Site Investigation by Columbia West Engineering, Inc. (CWE) dated May 4, 2016
- EMF Survey by GeoPotential dated June 20, 2016
- Phase 1 Environmental Site Assessment by PBS Engineering & Environmental dated July 2016
- Pre-Demolition Hazardous Materials Survey Report by PBS Engineering & Environmental dated July 2016
- Asbestos Abatement Summary by PBS Engineering & Environmental will be performed.

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 City of Camas including a Conditional Use Permit, Variance (for building height), Site Plan Review, Design Review, Engineering Plan Review, Building Permits, Critical Areas Ordinance, and other related minor permits. Also required will be a Construction Stormwater General Permit through the Washington Department of Ecology for erosion control, and an Archaeological Site Alteration and Excavation Permit through DAHP.

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.)

This proposal consists of constructing a new 2-story elementary school to replace the existing Lacamas Heights Elementary School. The building (approximately 73,500 square feet) includes a gymnasium, commons, administration, and classroom space for approximately 600 students, on-site parking for approximately 114 passenger vehicles and 14 school buses, access roadway, sidewalks, play fields, landscaping, lighting, and utilities. The building construction is anticipated to be Type IIIB. The maximum building height will be approximately 38 feet.

The development will encompass approximately 20 acres of the 40-acre site and has been situated to minimize impacts to wetlands, archaeological resources, white oaks, steep slopes, Bonneville Power Administration right-of-way, and an on-site stream. Additional archaeological excavations will be performed on the site to further define the archaeological resource. Two portable classroom buildings are planned for future expansion. The project will be required to construct frontage and off-site water mains, sewer mains, and road improvements.

The existing Lacamas Heights Elementary School located at 4600 Garfield Street in Camas will be repurposed for early learning and after school programs.

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 the northeast corner of NE 9th Street and NE 232nd Avenue in Camas, Washington. The parcel's address is 1111 NE 232nd Avenue, Camas, Washington 98607 and the Clark County parcel number is 175724000.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

There is an upper flat plateau on the eastern portion of the site, and slopes down to the west and north.

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

The steepest existing slopes are approximately 30%.

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

The Clark County Soils Survey classifies the soils in the project areas as Lauren Loam and Lauren Gravelly Loam. A soils study by a geotechnical engineer describe the on-site soils to be a Clayey Sand over a Silty Sand.

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

There are no known geologic hazard areas on the project site related to steep slopes, landslide areas, or volcanic hazard areas.

- 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 construction of the new school and associated improvements for access and utilities. At the time of SEPA checklist preparation, it is anticipated the project will include approximately 20 acres of site disturbance, and include approximately 18,000 cubic yards of cut and fill. The project will likely have excess material that will need to be placed around the site, or else hauled off-site. Archaeological testing will be within the areas that may be impacted during development.

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

There is potential for erosion on any project during grading and soil disturbing activities. The earthwork will be limited to the project areas only. Temporary erosion control measures will be implemented during construction in accordance with City of Camas and Department of Ecology (DOE) standards.

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

Approximately 15% of the site will be covered by impervious surface at the completion of all phases of this project.

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

The project will implement temporary erosion control measures in accordance with City of Camas and DOE standards during construction to prevent silt-laden stormwater from leaving the project site and from entering permanent stormwater facilities. All disturbed areas will be 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 are expected. There are no major long-term emissions expected.

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

Dairy cattle on the property immediately east of the site.

- 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 is an unnamed perennial, fish-bearing stream that runs near the northern boundary of the site. The stream eventually discharges into Lacamas Lake.

There are six Category III wetlands identified and classified on the site. Three are considered depressional and three are sloped.

- 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 work will commence over or within the stream or wetlands on the site. Work will be done adjacent to both the stream and wetlands.

The stream has a required buffer of 75 feet per the City of Camas requirements. The only activity anticipated within the 75 feet buffer is a stormwater pipe discharge location.

Construction activities will take place next to the wetlands, impacting the required buffers. The project will mitigate for any buffer and indirect wetland impacts on-site.

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

None.

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

No.

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

No.

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

No.

b. Ground Water:

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

No groundwater will be withdrawn by this project. Stormwater runoff from the project site may infiltrate into the ground as allowed by City of Camas and DOE standards.

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

None.

c. Water runoff (including stormwater):

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

The proposed stormwater management system will be designed in accordance with the City of Camas stormwater regulations. Runoff from pollution generating impervious surfaces will be treated via an approved Best Management Practice (BMP) prior to discharge into flow control facilities. The facilities will discharge toward the required points of compliance (stream and wetlands). All stormwater runoff eventually flows to Lacamas Lake. New on-site stormwater management infrastructure associated with this project includes inlets, pipe, water quality facilities, flow control facilities, and dispersion trenches. All on-site facilities will be private, whereas all off-site facilities will be public.

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

There is a potential that a spill from a motor vehicle or equipment on the asphalt surface could be conveyed to an infiltration facility or surface water body downstream of the site.

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

The project is required to meet DOE requirements for points of discharge. The site will maintain compliance with each point of discharge.

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 or compromising permanent infiltration facilities. All proposed catch basins will have permanent traps to contain any minor spills prior to reaching the proposed permanent stormwater facilities. Runoff collected from pollution generating impervious surfaces will be conveyed to approved water quality facilities prior to discharge.

4. Plants

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

 X deciduous tree: **alder, maple, white oak**

- ☒ evergreen tree: **fir**
- ☒ shrubs: **hazelnut, vine maple and oso-berry**
- ☒ grass: **orchardgrass, vernalgrass, velvetgrass, tall fescue, timothy**
- ☒ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☒ wet soil plants: **Oregon ash, willow, red-osier dogwood, vine maple**
- ☒ water plants: **skunk cabbage, reed canarygrass, soft rush, creeping buttercup, tall false ryegrass, meadow foxtail, daggerleaf rush**
- ☒ other types of vegetation: **bull thistle, tansy ragwort, blackberry**

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

Approximately 20 acres of land will be disturbed by this project. Most of the disturbed area will take place in the pasture area, although approximately one acre of forested area will be cleared for the new public roadway. Currently, one Oregon White Oak is planned to be removed for the new public roadway. This will be mitigated per City of Camas requirements.

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

Oregon White Oak are a Washington State Department of Fish & Wildlife priority habitat and species.

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

All of the Oregon White Oak Trees will be protected except for one that will likely be removed due to a conflict with the required road improvements. There will be no direct impacts to wetlands and no direct impact to the stream.

Landscaping will be provided to meet or exceed the County's requirements for buffers, screening, and parking lots. There will be a wetland creation area in the southeast corner of the site as well as enhanced wetland buffers as part of the on-site mitigation work. The landscape plan will feature plant species native to the northwest.

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

Blackberry, bull thistle, tansy ragwort, and reed canary grass.

5. Animals

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

birds: hawk, heron, eagle, songbirds, other: **Potential for the presence of hawks, songbirds, and owls.**

mammals: deer, bear, elk, beaver, other: **Potential for deer, small mammals, and rodents.**

fish: bass, salmon, trout, herring, shellfish, other: **Potential for small fish in Type F stream along north side of site.**

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

No listed species are known to occur on the property.

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

The site is known to be within the Pacific Flyway, which covers much of western North America.

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

None.

- 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.

Expansion of existing electrical and natural gas underground utilities will be provided to serve the proposed development.

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

No.

- 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 considered for this proposal include, but are not limited to, displacement ventilation at classrooms, large circular fan at gymnasium, sunshades at south facing classrooms, overhangs at many windows, controllable skylights, occupancy and daylight sensors on lighting controls, continuous exterior insulation, and radiant flooring at the commons/cafeteria. The building will be Washington Sustainable Schools Protocol (WSSP) equivalent.

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 is a temporary potential for hazardous fluids from construction equipment to spill or leak. There are no long-term environmental health hazards associated with the project.

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

The site was a former working farm, including two vacant residences and several outbuildings on the western side of the site along NE 232nd Avenue. A Phase 1 Environmental Investigation and Pre-Demolition Hazardous Materials Survey Report listed the following items of concern: the potential for an underground storage tank located to the southeast of the main residence; small quantities of pesticides and containers of used oil, but no evidence of significant spillage; the potential for pesticide residues in the area of historical agricultural use; asbestos-containing materials inside the residences; and lead paint on the exterior walls of the residences.

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

The former residences and outbuildings and their contents are slated to be demolished and/or removed and the underground storage tank (5 foot by 8 foot) will be properly decommissioned and removed prior to development of the site.

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

None.

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

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

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

As mentioned above, the former residences and outbuildings and their contents are slated to be demolished and/or removed prior to development of the site. The asbestos-containing materials have been abated. The underground storage tank is being investigated, and will be properly removed/remediated. The containers of pesticides and used oil are being properly disposed. The soils are being tested for pesticide residues. The demolition debris will be tested for lead prior to disposal.

The contractor will be required to adhere to standard erosion control and spill control practices.

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. No significant long-term noises are anticipated as a result of the project.

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

Construction activities will be limited per City Ordinance requirements.

8. Land and shoreline use

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

The site is located in an area recently annexed into the City of Camas and is in transition from its agricultural past to its developed future, with zoning designations that are different than current use. The site is currently vacant, but was used in the past as a family farm. Adjacent properties include large lot residences to the north (zoned R1-10, Urban Holding - 10), large lot residences to the south (zoned MF-18, Airport Overlay - Zone C), a large dairy farm to the east (zoned BP, Airport Overlay - Zone C), and a large County Park, Camp Currie across NE 232nd Ave to the west (zoned PF, Urban Holding - 20). The proposed use as an elementary school will complement the nearby uses and provide a needed service to residential growth in the area.

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

The site has been used as a working farm in the past. It has not been operated as a farm for several years. The site is not considered of commercial agricultural or forest land significance. Much of the forested and all of the wetland areas will be preserved with the project.

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

The site is located within the City of Camas urban growth boundary. The area surrounding the site will begin to develop to compatible uses to a school.

- c. Describe any structures on the site.

Two vacant residences and several outbuildings, all in poor condition and not habitable, are located on the site.

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

All existing structures on the site are scheduled to be demolished prior to construction of the new school (see 7.A.1 above).

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

R-7.5

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

Single Family Medium (SFM)

- 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 contains a Priority Habitat and Species area along the stream near the northern portion of the site. There are six existing wetlands throughout the site.

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

Approximately 50 staff would work in the completed project.

- 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:

This project is subject to Conditional Use Permit process through the City of Camas to ensure that standards are met.

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

None required.

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.

Two existing residences will be demolished as part of this project. The residences have been vacant for several years and are uninhabitable.

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

None.

10. Aesthetics

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

The school building will be two stories tall in the classroom wings, with an administrative area in front that is one story tall to soften the massing. The tallest height of the structure will be approximately 38 feet. The principal exterior building materials are brick and a fiber reinforced siding made to look like wood panels.

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

The school may be visible to the neighboring residences to the north and the south.

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

The project will include screening landscaping as required by City of Camas code.

11. Light and glare

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

The school building, parking lot and entrance, as well as associated road improvements will include lighting for safety reasons. Lighting will mainly occur from dusk to dawn.

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

There are no anticipated safety hazards or views interfered with as a result of the proposed lighting on this project.

- 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:

Project lighting will be designed in compliance with local and state guidelines. Landscape screening and current lighting technology (LED with glare screens) will also reduce potential impacts to neighboring properties.

12. Recreation

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

Clark County's Camp Currie is located across NE 232nd Avenue from the site. Lacamas Lake is nearby to the south.

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

No.

- 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 school includes a playground and grassy play areas.

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 ? If so, specifically describe.

A Bonneville Power Administration (BPA) transmission line crosses the northeastern corner of the parcel, and one of the lattice towers is within the parcel. This historic resource, a segment of BPA's Camas-Sifton transmission line, has been determined to be eligible for listing in the National Register of Historic Places (NRHP) as part of a multiple property resource that encompasses much of BPA's system from Bonneville Dam to Vancouver.

A farmstead consisting of two houses, one constructed circa 1910 (1111 NE 232nd Avenue) and the other in 1942, a gambrel-roofed dairy barn that may date to the time

of the original house construction, and related outbuildings constructed from the 1940s to 1970 cluster along NE 232nd Avenue. The farmstead is abandoned, and the buildings are in poor condition. The farmstead was not documented during the Clark County Historic Building Inventory in 2000, during the time the farmstead was within unincorporated Clark County, and the resource has not been evaluated. The 1910 house and barn may be significant resources, although the other house, garage, and related farm buildings, are unlikely to contribute to the significance of the historic farmstead, and the farmstead therefore lacks integrity.

Three archaeological resources were found in the project area. One of the two sites will be impacted during development and the other site will be avoided; neither have been evaluated. An isolate found in the road right of way is not significant.

- 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.

Archaeological Investigations Northwest, Inc. (AINW), has conducted an archaeological survey of the project area. Three resources were found, all Native American (pre-contact/prehistoric) archaeological resources. One archaeological site is north of the unnamed stream that flows westerly to Lacamas Lake from the northeastern portion of the parcel. A larger archaeological site is south of the unnamed tributary, located on the broad southwesterly sloping terrace in the central part of the parcel. A single piece of stone debitage—an artifact created and discarded during the making of a stone tool—was found near the surface on the east side of NE 232nd Avenue in the road right of way and was recorded as an isolate. A previous archaeological study had included the road right of way at the intersection of NE 232nd Avenue and NE 9th Street, and no resources were identified. The farmstead at 1111 NE 232nd Avenue was not documented as part of the Clark County inventory, and the BPA tower has been evaluated by others as part of a multiple property resource.

- 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.

The archaeological survey by AINW was performed to satisfy the City of Camas' archaeological ordinance. The survey also followed the standards of DAHP. The project area included all of the parcel and extended to the south side of NE 9th Street and the west side of NE 232nd Avenue because the project will need to address access. Fieldwork followed a background review of archaeological survey and site records and historical research, especially older maps showing changes to the project area. The archaeological pedestrian survey included all of the project area except the wet, low-lying areas along streams. Because the area was grassy, and was wooded in some areas, 41 shovel tests were excavated throughout the project area to determine whether resources were present, and to delineate all three archaeological resources that were found.

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

One archaeological site is within the area that is to be developed for the school. Most of this archaeological resource, found on the terrace south of the unnamed tributary, will be avoided. The development for the school has been designed to avoid the resource as much as possible, and to minimize impacts to the archaeological site where impacts cannot be avoided. The design would have the greatest impacts outside of the archaeological site boundaries. Parking, access, and landscaping will encroach onto the resource, and up to 40% of the archeological site may be impacted. Archaeological excavations are planned to recover deposits from the areas that cannot be avoided where the deposits are intact and are most likely to offer information about the pre-contact period use and occupation. The construction alterations and archeological excavations will need to be done under a permit issued by DAHP.

No additional studies are planned for the other two archaeological resources.

- The archaeological site north of the unnamed tributary stream will be avoided.**
- The archaeological isolate along the right of way is not significant and no permit is needed for development at the isolate.**

The farmstead buildings cannot be incorporated into the development as they are unsafe; they will be removed. The BPA lattice tower in the project will not be affected.

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 fronts existing public roads to the south (NE 9th Street) and west (NE 232nd Avenue). Camas planning documents identify both fronting roads as future arterials within the North Urban Growth Area (NUGA). In an effort to provide a better arterial alignment while avoiding direct impacts to existing wetlands, the project proposes to create a new half-width public arterial road curving through the site. The new school will take access off of this new half-street. These improvements would be in lieu of typical road frontage improvements. It is anticipated that the new half-street will be a dead-end road, serving only the school in the interim condition until the City or other developer(s) extend the new half-street north along 232nd Avenue and east along NE 9th Street.

- 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?

No. The closest public transit route is approximately 4 miles away by road at the corner of NE Franklin Street and NE 3rd Avenue.

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

The completed project site will have approximately 114 off-street passenger vehicle parking stalls. There are 14 additional parking stalls for buses. There are no existing parking spaces. There will be additional overflow parking in the parent pick-up aisle and bus lot to accommodate events at the site.

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

The project proposes to dedicate right-of-way and construct a new public half-street in lieu of improving the existing roadways as further described above (see 14-a). The new half-street will be built to its future arterial classification including sidewalks on the school's side. When the road is widened in the future, it will contain a center left turn lane and bicycle lanes. All access drives, parking areas, and walkways on-site will be private.

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

The proposal will not use any transportation by water, rail, or air. The site is located within the zoning overlay area designated Airport Overlay - Zone C. The project is permitted without restrictions, although it is noted that there could be overhead noise from planes accessing the Grove Field Airport to the northeast of the site.

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

The Traffic Analysis Report for the new elementary school was prepared by Charbonneau Engineering in May 2016 and updated in June and August of 2016. Vehicle trip generation rates were calculated based on historical data contained in the ITE Trip Generation manual (9th Edition, year 2012). Trip rates for the elementary school were applied from the manual using ITE code #520. The Report indicated over a 24-hour weekday period a total 774 Average Daily Trips would be generated by the project, with 90 of them being PM Peak Hour trips. These trips include school bus and delivery trips. Distribution of site generated trips was based on Camas School District service area and boundary information, traffic volume counts, circulation patterns, and engineering judgement. Background traffic was established from information secured from the City of Camas.

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

No.

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

None.

15. Public services

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

The new elementary school is being built to address residential growth in this fairly recently annexed area north of Lacamas Lake. The school will require fire protection and police protection as provided by the City of Camas.

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

Installation of new on-site fire protection infrastructure such as public water mains, fire hydrants, automatic sprinkler system, and fire apparatus access roads.

16. Utilities

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

Electricity, communication, natural gas, water, sanitary sewer, storm drainage, and refuse service.

- 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 on-site to manage stormwater runoff from the school site. A separate public storm system will be constructed to manage runoff from the new public half-street.

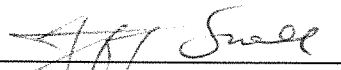
The City of Camas is currently designing new water and sanitary sewer mains to serve the area north of Lacamas Lake. The City's project will terminate at the intersection of NE 9th Street and NE 232nd Avenue, where our proposed project will connect and extend new public water and sanitary sewer lines along NE 232nd Avenue to serve the school site. New water and sanitary sewer lines will be provided on-site to serve the school. The City of Camas is the water and sanitary sewer purveyor for this project.

Other anticipated utility providers are Waste Connections (recycling and compost disposal), City of Camas (refuse), Clark Public Utilities (electricity), NW Natural (natural gas), and Wave and Comcast (communications).

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: _____


Jeff Shell, Superintendent

Date: 10/4/16 :

