

## **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:*** [\[help\]](#)

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** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

**Camas Project Based Learning High School**

2. Name of applicant: [\[help\]](#)

**Camas School District No. 117**

3. Address and phone number of applicant and contact person: [\[help\]](#)

**Owner:**

**Camas School District, No. 117**

**841 NE 22<sup>nd</sup> Ave, Camas, WA 98607**

**Phone: 360.335.3000**

**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](mailto:Heidi.rosenberg@camas.wednet.edu)**

4. Date checklist prepared: [\[help\]](#)

**January 17, 2017**

5. Agency requesting checklist: [\[help\]](#)

**City of Camas**

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

**Site work for the project is anticipated to start in the spring of 2017 with substantial completion scheduled for summer 2018.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

**No additional plans or further related activities are anticipated at this time.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

- Existing Conditions Survey for Sharp Electronics prepared by Olson Land Surveyors, dated May 2015; Topographic Survey prepared by Otak, Inc., dated June 2016
- Civil plans prepared by OTAK, Inc. Include Storm Drainage and grading, sewer, water, off-site road improvements and a Technical information Report for Storm Drainage. These plans will be submitted to the City of Camas and other applicable agencies for review and approval.
- Landscape and Conceptual Planting Plan prepared by OTAK, Inc.
- Geotechnical Report, dated December 15, 2016 as prepared by GRI.
- Traffic Analysis Report(s) for Camas Middle & High Schools, Sharp Drive by Charbonneau Engineering (dated May 27, 2016; April 27, 2016; May 9, 2016; August 2, 2016)
- Sharp Electronics Corporation Preliminary Wetland and Habitat Assessment, as prepared by the Resource Company, Inc., dated August 28, 2013
- City of Camas Archaeological Predetermination Report prepared by Archaeological Investigations Northwest, Inc. dated May 20, 2016
- Environmental Noise Assessment of proposed site by BRC Acoustics dated November 22, 2016

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. [\[help\]](#)

**There are no other pending applications affecting this property**

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

<b>SEPA Review and Determination</b>	<b>City of Camas</b>
<b>Land Use Review</b>	<b>City of Camas</b>
<b>NDPES Permit for Construction</b>	<b>Department of Ecology</b>
<b>Building Permit</b>	<b>City of Camas</b>
<b>Fire System Permit</b>	<b>Camas-Washougal Fire Department</b>
<b>Electrical Permit</b>	<b>WA State Department of Labor and Industries</b>

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.) [\[help\]](#)

**The new Camas School District (CSD) Project-Based Learning (PBL) High School will be a new high school facility that delivers a project-based learning approach to 9<sup>th</sup> – 12<sup>th</sup> education for an estimated 600 students. The new facility will be approximately 88,000 square feet, and two stories (42 feet high). It is type IIB Construction, designed to fit into the context of the existing office/ industrial park site.**

**The new facility is proposed to be open to new students for the start of the 2018-2019 school year. Construction is intended to begin in the Spring of 2017. The school will be located at 5780 NW Pacific Rim Blvd, Camas, what is often referred to as the Sharp Property. The District has recently purchased nearly 40 acres and a 55,000 SF two story office building from Sharp Laboratories of America, in the Prune Hill area of the community. The lab/office building has recently been converted to house a project-based learning middle school program, eventually designed to serve 450 students grades 6 through 8. With the addition of the new high school on the property, there are many opportunities to share resources (both educationally and operationally), create a unique culture and identity for the PBL program, accommodate the district's growing population, and streamline operating costs.**

**The high school is composed of four research and development pod(s), comprised of core learning spaces and a commons where 150 students (per pod) will spend the majority of their day. Additional spaces include a fabrication lab, projects lab, classrooms, Mission Control (faculty studio/ work area and supervision) and Think Tanks (Quiet study areas). Commons spaces for the whole school are housed in the "Mixing Chamber" (center of the culture and community of the school) housing the Learning stair, Assembly area, Kitchen and Café, Gym, and a flex exhibition space.**

**Approximately 271 parking spaces will be provided on site, including reuse of some existing parking spaces adjacent to the existing middle school building. Proposed parking will serve both the new high school and the middle school. There will be 150 parking spaces provided in the North Parking lot for high school students, along with a parent drop off zone and additional accessible parking. The central parking lot contains staff parking spaces for 50, and active bus drop off space for up to 18 buses**

unloading and loading at one time. The southern parking area contains 40 existing parking stalls, (3) accessible stalls and adds 25 new parking stalls for middle school staff and visitors, as well as high school student overflow parking. Site amenities include an amphitheater, and play and practice fields for PE and informal school and community use.

The CSD property is approximately 40 acres. The area of the site being developed for the school is approximately 15.7 acres of the total site – predominantly at the southernmost flat area.

**Adjusted Parcel 4 – (29.48 Acres)**

**Adjusted Parcel 5 – (9.76 Acres)**

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. [\[help\]](#)

**The new Camas School District Project-Based Learning High School is located at 5780 NW Pacific Rim Blvd, Camas, WA 98607. The property is located in the South half of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington.**

**Abbreviated Legal Description: #4 LOT 1 SP 2-109 29.48A ASN # 986033-962; #5 LOT 1 SP 2-109 9.76A, ASN #125661-000**

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

**The steepest slope on the site is approximately 45 percent. This is located on the north edge of the property that is to remain undeveloped. The general slope across the existing site that is proposed to be developed is approximately 3.5%.**

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. [\[help\]](#)

**General soil conditions throughout the site are Powell Silt Loam and Olympic Clay Loam which are classified as Type C soils.**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

**No.**

- 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. [\[help\]](#)

**There are approximately 15.7 acres of land that will be disturbed during construction of the project. Of this, there will be approximately 21,500 CY of excavated material and 17,000 CY of fill material. It is anticipated that most of the excavated material will be used onsite for fill material.**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

**Yes, erosion can occur, but by following Best Practices in conformance with the Department of Ecology, it will be minimized during construction.**

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

**24.3% of the completed project site will be impervious. There is approximately 9.94 acres of impervious area on the site for the project. 8.54 acres are new impervious and 1.40 acres are existing or replaced impervious.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

**The proposed project will follow the recommendations of the geotechnical report dated December 15, 2016, by GRI Consultants, as well as the Stormwater Management Design criteria adopted by the City of Camas and Best Practices set forth by the Department of Ecology. 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** [\[help\]](#)

- 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. [\[help\]](#)

**Demolition and construction activities on the project site could stir up dust particles. Construction vehicles and equipment will also be a potential source of exhaust emissions. Both demolition and construction activities will follow the appropriate regulations and provide necessary mitigation for controlling emissions to the air. After project completion, the primary sources and amounts of emissions will be the same as they are now, minimal.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

**The Sharp Microelectronics of America (SMA) Building on the property remaining under Sharp ownership is considered a B occupancy. Sharp Microelectronics provides LCD, Optoelectronics, Imaging, and RF components to the world's leading technology manufacturers. SMA is not a manufacturing site. However, the building contains an R&D lab and two chemical storage facilities utilizing small quantities of hazardous chemicals. In more than 20 years of operation, no emissions have been released from the SMA facility. The SMA building is designed to prevent unplanned emissions and has an internal air scrubber system, chemical storage secondary containment, and a robust Emergency Response Plan.**

**A K-12 educational facility is allowed outright in a business park.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

**Watering the ground as needed before and during clearing and grading activities will control dust particles. Vehicles that are not being used in construction activities will be shut off.**

**The new PBL high school will have an Emergency Response Plan and the building is designed to allow for HVAC system shut down of outside air intake in the event of an unsafe air emission from any off-site source.**

### 3. **Water** [\[help\]](#)

#### a. **Surface Water:**

- 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. [\[help\]](#)

**A Preliminary Wetland and Habitat Assessment prepared by the Resource Company Inc., dated August 28, 2013 analyzed the entire Sharp Microelectronics property. No wetlands were located within parcels 4 and 5.**

**The school district site contains an existing stormwater pond that will be replaced as the parking is reconfigured.**

- 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. [\[help\]](#)

**The existing stormwater pond at the developed area will be replaced. The project work will not impact any other surface water body or wetland.**

- 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. [\[help\]](#)

**None**

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

**No**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

**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. [\[help\]](#)

**No**

b. Ground Water:

- 1) Will groundwater 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. [\[help\]](#)

**No**

- 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. [\[help\]](#)

**The scope of the project involves installing a new STEP service lateral connecting to the existing 2" STEP main in NW18th Street to serve the new high school. The system will be sized to accommodate approximately 1200 building occupants (600 students; 90-100 teachers/staff and guests at the HS; 550 Middle School). There is**



**an existing STEP system located on the adjacent Sharp SMA site that serves the existing middle school facility.**

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. [\[help\]](#)

**Runoff from roof and impervious surfaces will be collected in bioswales located adjacent to the parking and via conveyance systems to the treatment ponds. The site drainage is designed to flow toward one pond at the north, and two ponds to the west. After treatment and detention, water will be released to the City of Camas storm system. The proposed project will retrofit the existing detention facility and construct two additional facilities within the project limits to satisfy flow control requirements. The detention ponds to the south and west of the school will discharge into the existing storm system located on SE 40<sup>th</sup> Street, while the detention pond north of the school will discharge over the slope onto the undeveloped portion of the property. A flow spreader will be used to disperse the discharge and avoid erosion.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

**Any time that runoff is exposed to pollutant generating surfaces like roads and parking areas there is a chance for waste materials like oils and heavy metals to enter the downstream system. However, this will be mitigated by the treatment ponds described above.**

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

**No. The goal of stormwater design at this proposal is to maintain existing drainage patterns**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

**The project will be designed to meet the requirements of the City of Camas Stormwater Standards.**

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- X\_\_\_deciduous tree: alder, maple, aspen, other  
 X\_\_\_evergreen tree: fir, cedar, pine, other  
 X\_\_\_shrubs  
 X\_\_\_grass  
 \_\_\_pasture  
 \_\_\_crop or grain  
 X\_\_\_ Orchards, vineyards or other permanent crops. (**Portions of the site are remnant orchard areas: plums, apples, pears**)  
 \_\_\_X\_\_\_ 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? [\[help\]](#)

The approximate construction disturbance area is 683,258 sf or 15.7 acres. Of this, approximately 51,890 sf is the existing parking lot to be removed and replaced. The balance of vegetated area removal is 631,368 sf or 14.5 acres of rough lawn. In addition, 28 deciduous trees and 18 evergreen trees will be removed. Species include pine, maple, pear, poplar and tulip tree. Other vegetation to be removed includes a few shrubs (less than 10), including burning bush, and an unidentified evergreen shrub and the existing storm pond vegetation, including trees, shrubs and water plants such as cattails.

The 7 pines on the west side of the middle school will be retained. There will be no disturbance of the forested area along the north side of the site.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

**To our knowledge, there are no threatened or endangered plant species on or near the project site.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

**The proposal includes street trees, site trees, storm facilities, shrub beds and lawn.**

**209 trees are currently proposed to be planted at the site, including: 5 species of maples, Northern Catalpa, Katsura, Eastern Redbud, Yellowwood, Dogwood, Tulip Trees, Dawn Redwood, Black Tupelo, Flowering Cherry, Flowering Pear, Scarlet Oak and Oregon White Oak. Three of these (Vine Maple, Big Leaf Maple, and Oregon White Oak) are native.**

**Approximately 34,098 sf of shrub beds will be planted. Species include Burning Bush, Lily Turf, Tall Oregon Grape, Nandina, Daffodils, Western Swordfern, English Laurelcherry, Rhaphiolepis, Rose, Spirea and Viburnum. Tall Oregon Grape and Western Swordfern are native.**

**The storm facilities (approx. 44,570 sf) will be planted in well-recognized storm plants such as Slough Sedge and Soft Rush. Black Tupelo may be included in the parking lot facilities.**

**The remainder of the area will be planted in seeded lawn. Some of this will be “manicured,” implying import topsoil and irrigation. The rest will be “rough lawn,” implying lower**

**maintenance and no irrigation.**

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

**Himalayan Blackberry/ *Rubus armeniacus***

**5. Animals [\[help\]](#)**

- 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. [\[help\]](#)

Examples include:

**birds:** hawk, heron, eagle, songbirds, other:

**mammals:** deer, bear, elk, beaver, other: raccoons, squirrels, rabbits,

**opossum, small rodents**

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

**To our knowledge, there are no threatened or endangered species known to be on or near the site. The Preliminary Wetland and Habitat Assessment notes that no fish and wildlife habitat conservation areas as defined in this report were observed in the project area.**

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

**Western Washington is included in the Puget Flyway, which is a migratory bird route**

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

**None**

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

**None known**

**6. Energy and Natural Resources [\[help\]](#)**

- 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. [\[help\]](#)

**Gas will be used for heating and electricity will be used for lighting**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

**No, the building is too far from adjacent properties to influence use of solar energy.**

- 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: [\[help\]](#)

**Solar orientation and the use of shading will reduce heat gain which will reduce air handling unit energy use. Careful daylighting strategies and the use of automatic dimming will reduce lighting energy use. Careful detailing of the envelope will reduce heat loss due to infiltration. LED lighting, as well as a high efficiency mechanical system, will reduce energy usage. The building will be Washington Sustainable Schools Protocol (WSSP) equivalent.”**

**7. Environmental Health** [\[help\]](#)

- 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. [\[help\]](#)

**No environmental health hazards are foreseen**

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

**There are no known contaminants at the site from present or past uses**

- 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. [\[help\]](#)

**The Sharp Microelectronics of America (SMA) Building on the property remaining under Sharp ownership contains an R&D lab and two chemical storage facilities utilizing small quantities of hazardous chemicals. In more than 20 years of operation, no emissions have been released from the SMA facility. The SMA building is designed to prevent unplanned emissions and has an internal air scrubber system, chemical storage secondary containment, and a robust Emergency Response Plan.**

- 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. [\[help\]](#)

**There will be the standard cleaning supplies used in the school, chemicals used for maintaining the landscaping, and chemicals used in student instruction spaces such as science labs and fab labs (shops) once the project is complete.**

- 4) Describe special emergency services that might be required. [\[help\]](#)

**Standard fire, ambulance, and police services are all that might be required.**

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

**Standard procedures for handling cleaning supplies used in the school, chemicals used for maintaining the landscaping, and chemicals used in the student instruction spaces such as labs and shops shall be enforced.**

**The new PBL high school will have an Emergency Response Plan and the building is designed to allow for HVAC system shut down of outside air intake in the event of an unsafe air emission from any off-site source.**

b. Noise [\[help\]](#)

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

**The acoustical report and site measurements taken by BRC acoustics (November 22, 2016) indicates that the sources of noises that impact the site are due to road traffic noise, HVAC noise from the nearby Sharp Laboratories, and aircraft overflights.**

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. [\[help\]](#)

**Temporary, short-term noise impacts typical of construction projects will occur with operation of equipment during construction. Construction will occur within acceptable City of Camas noise ordinance hours of operation.**

**There will be some noise generated by regular, ongoing school activities such as students and bus traffic. Some noise-generating events will occur occasionally after school and on weekends.**

2) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

**Noise impacts associated with construction of the project will be limited in duration. To mitigate general noise impacts during construction, measures such as using efficient mufflers and quieting devices on all construction equipment will be taken. Construction equipment will be located as far away as possible from areas sensitive to noise, and construction hours will occur within acceptable City of Camas noise ordinance hours of operation.**

8. Land and Shoreline Use [\[help\]](#)

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. [\[help\]](#)

**The current use of the existing building on parcel #5 is to house the Project-Based Learning Middle School Program, per the recent sale of the Sharp Labs property to Camas School District. The adjacent property to the east, on parcel #6, continues to be used by Sharp**

**Microelectronics of America. The proposed project will maintain the use of parcel #5 for Camas School District facility use. The northwestern adjacent vacant property is owned by the City of Vancouver and is the future site of a potable water tower. The northern adjacent properties are currently owned by Sharp, but are vacant and for sale. All properties to the south are residential and are separated by a municipal roadway.**

- 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? [\[help\]](#)

**No**

- 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: [\[help\]](#)

**No**

- c. Describe any structures on the site. [\[help\]](#)

**There is an existing two story, 55,000 sf facility on the site, which houses the Camas School District Project-Based Learning Middle School program.**

- d. Will any structures be demolished? If so, what? [\[help\]](#)

**There is a small Photovoltaic (PV) installation that will be demolished and/or relocated as part of this project.**

- e. What is the current zoning classification of the site? [\[help\]](#)

**The current zoning is BP – Business Park**

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

**Industrial**

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

**Not applicable**

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

**The slopes to the north side of the property, in the undeveloped area of the site, are critical areas as they are considered landslide and erosion hazards.**

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

**The proposed High School will house 600 Students, and approximately 50 teachers, staff and guests.**

- j. Approximately how many people would the completed project displace? [\[help\]](#)

**No one will be displaced by the completed project**

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

**No measures are proposed**

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

**A high school is a permitted use within the permitted zoning. The building is designed to meet the zoning requirements set forth.**

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

**Not applicable**

**9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

**The proposed project will not include the addition of any new housing units**

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

**None**

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

**Not applicable**

**10. Aesthetics** [\[help\]](#)

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

**The tallest part of the structure is 42 feet. Exterior building material will be a rainscreen panelized system and concrete masonry units. Roofing will be a single-ply system.**

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

**No views are anticipated to be obstructed, as the height and massing of the proposed structure is comparable to the existing building on site**

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

**The site will be landscaped to meet City of Camas code requirements and will have some streetscape planting as a part of the frontage improvements. The building is designed to complement the aesthetic of the existing buildings adjacent.**

#### 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

**Glare may result from window surfaces. Interior lighting from the building may be noticeable. Exterior building lighting will be used for safety and security purposes. Lighting will also be used along sidewalks, in the parking areas, in the landscaped areas, and along the frontage improvements.**

**Glare from window surfaces would result during the early or late portions of the day, when the sun is lowest, and glare from interior lighting or exterior lighting would occur when the school is used in the evening hours. Typical school hours are 8:30 to 3:30; with before or after school activities typical from 7 am to 5 pm. Additional late evening activities could occasionally occur.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

**No. Light or glare from the finished school is not expected to be a safety hazard, interfere with views, or affect wildlife.**

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

**No off-site source of light or glare affect this proposal.**

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

**Strategies such as cut-off louvers and/or dark scar compliant fixtures will be used to prevent light glare escaping to adjacent properties.**



12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

**Informal playfields exist (now and as proposed) on the site, and informal recreational opportunities exist within the natural wooded area to the north.**

**The Grass Valley Park and Trail is located approximately 2 miles to the east of the site, and Prune Hill Sports Park is located less than a mile to the south of the site, adjacent to Prune Hill Elementary School.**

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

**No. As the property is developed, an informal field area will be maintained on site.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

**The proposed frontage improvements include a second pedestrian crossing and pedestrian/bike multiuse path located north and east of Sharp Drive. Such improvements will facilitate a better connection from the site to the adjacent recreational amenities listed above.**

13. Historic and cultural preservation [\[help\]](#)

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. [\[help\]](#)

**There are no known 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.**

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. [\[help\]](#)

**The project is within an area identified as moderate-high to low-moderate probability under the Clark County Predictive Model. For this reason, an archaeological assessment was performed in May 20, 2016 by Archaeological Investigations NW. Both a pedestrian survey of the surface and subsurface probing were performed. No evidence of pre-contact or historic-period archaeological material was identified during the pedestrian survey and shovel testing. From this assessment AINW recommended no further archaeological work for the proposed project and concluded that an archaeological resource survey was not necessary.**

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. [\[help\]](#)

**Methodology of Background Research (per the report):** Prior to performing fieldwork, AINW completed a records search and literature review to identify previously recorded sites and surveys in or near the project area. This included a search of records and reports held by Washington State Department of Archaeology and Historic Preservation, examining historic cadastral survey maps held by the U.S. Bureau of Land Management, and reviewing documents and maps on file at AINW to determine the potential for archaeological and historic-period resources in the project area.

The records indicated no archaeological sites have been previously recorded in the project area.

**Methodology of surface investigation procedures (per the report):** AINW performed a pedestrian survey of the project area on April 28, 2016. The survey crew was equipped with a handheld global positioning system and digital cameras for photographs.

The crew performed the pedestrian survey systematically by walking parallel transects spaced no more than 15 m (49.21 ft) apart while carefully inspecting the surface for archaeological material and to identify areas that may yield subsurface archaeological deposits. No historic-period or pre-contact artifacts were encountered on the surface of the project area.

**Methodology of Subsurface Inspection (per the report):**

AINW excavated 14 shovel tests within the project area on May 2, 2016, to determine if subsurface archaeological material was present. No historic-period or pre-contact artifacts were encountered during excavation of the 14 shovel tests.

Based on the altered conditions of much of the project area and results of the fieldwork, the project area is unlikely to yield intact archaeological deposits. Shovel testing demonstrated that the soil in the project area has been previously disturbed, probably during the development of the Sharp facilities, and agriculturally prior to that.

- 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. [\[help\]](#)

If cultural or archeological objects are found during site preparation work, the Washington State Office of Archaeology and Historic Preservation will be notified, and appropriate regulatory measures will be taken.

14. Transportation [\[help\]](#)

- 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. [\[help\]](#)

**The project site includes the private two-lane “Sharp Drive” along its south and west boundary. The public streets of SE Payne Road, NE 40<sup>th</sup> Street, and NW 18<sup>th</sup> Avenue are located immediately south and west of the site. Current access is via Pacific Rim Boulevard, and future access will be from SE Payne Road at a newly constructed Lacy Way intersection.**

- 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? [\[help\]](#)

**The Site is not directly served by public transit. A C-tran connector route 92 connects Camas & Washougal to the Vancouver, WA service area. The closest location of this route to the site is 2.5 miles away at the Fisher’s Landing Transit Center in Vancouver, WA.**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

**Currently there are 135 parking spots in the existing parking lot that will be demolished and replaced, and there are 45 spots in the parking area adjacent to the middle school building that will remain. An additional 91 parking spaces will be added, for a total of 271 parking spaces on the completed site.**

- c. 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). [\[help\]](#)

**The Traffic Analysis Report for Camas Middle & High Schools, Sharp Drive by Charbonneau Engineering (last updated August 2, 2016) indicates a failure at the NW 16<sup>th</sup> Street and Brady Road intersection precipitated by the new high school. As a result, Camas School District will contribute to signalized intersection improvements at NW 16<sup>th</sup> Street and Brady Road. These improvements have not yet been fully defined and are not part of this proposal’s scope of work.**

**The proposed site has approximately 1,870 feet of frontage along NW 18<sup>th</sup> Ave/SE Payne Road with no direct access to the site. Half street improvements are indicated along the site frontage. Based on preliminary discussions with City staff, the school district is proposing the following improvements:**

- Install a westbound left turn pocket on NW 18<sup>th</sup> Ave at NW Deerfern St. to provide the function of a center lane where it is needed within the property street frontage;
- Install street lighting compliant with City Design Standards along one side of NW 18<sup>th</sup> Ave/SE/Payne Road along the extent of the property.
- Provide two pedestrian and bicycle crossings on NW 18<sup>th</sup> Ave/SE Payne Road; one at NW 18<sup>th</sup> Ave/ NW Deerfern St at the southeastern extent of the property in association with the property purchase and change of use agreement between the City, CSD and Sharp; and a second mid-block crossing on SE Payne Road south of SE Lacey Way at the northwestern extent of the property;
- Upgrade the existing 4 foot wide internal asphalt walkway on the north and east side of Sharp Drive to an 8 foot wide multiuse path to accommodate pedestrians and bicyclists;
- Dedicate an additional width of Right of Way along NW 18<sup>th</sup> Ave/ SE Payne Road to allow for potential future half street improvements by others; and
- Maintain existing emergency access along NW 18<sup>th</sup> Ave in front of the proposed school.

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

**The project is within 10 miles of the Portland Airport, and 13 miles of the Vancouver, WA train station.**

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? [\[help\]](#)

**The Traffic Analysis Report for Camas Middle & High Schools, Sharp Drive by Charbonneau Engineering (last updated August 2, 2016) includes the following information:**

**The two schools, the current Middle School with a 500 student peak capacity) and the proposed 600 student high school, are projected to generate 1,836 trips per day: 810 by the Middle School and 1026 by the High School, based on a 24 hour period.**

**Individual Peak Volumes are as follows:**

**AM Peak Hour, A total of 528 trips (270 at the MS and 258 at the HS)  
Mid Afternoon Peak Hour, A total of 324 trips (150 at the MS and 174 at the HS)  
PM Peak Hour, A total of 158 trips (80 at the MS and 78 at the HS).**

**These trips include bus trips but do not identify other commercial and nonpassenger vehicles.**

- 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. [\[help\]](#)

**No.**

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

**The agreement between the City, CSD, and Sharp related to the property purchase and change of use to school use provides for the construction of the new SE Payne Road/Lacey intersection, the signalization of the Pacific Rim/SE Payne Rd intersection, a new separate entrance for Sharp employees off SE 18<sup>th</sup> Ave, and a pedestrian crossing at NW Deerfern Street.**

**The high school proposal includes the installation of a westbound left turn pocket on NW 18<sup>th</sup> Ave at NW Deerfern Street to provide the function of a center lane where it is needed within the property street frontage; street lighting along one side of NW 18<sup>th</sup> Ave/SE Payne Road; a second mid-block pedestrian crossing on SE Payne Road; an 8 foot wide multiuse path to accommodate pedestrians and bicyclists; dedication of additional Right of Way; and maintenance of an existing emergency access gate.**

**Camas School District will also contribute to signalized intersection improvements at NW 16<sup>th</sup> Street and Brady Road, which are not part of this proposal's scope of work.**

**15. Public Services** [\[help\]](#)

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

**Although the school provides a needed public service itself, it will result in an increased need for fire and police protection.**

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

**The project will supplement public services by providing an educational facility for the residents within the Camas School District. The proposed development will incorporate design concepts to reduce impacts to public services such as a standby emergency generator, controlled access, and emergency access. Lighting systems, site fencing, parking lot layout, and landscaping are designed to be sensitive to providing on site visibility for safety. The project will be equipped with a monitored fire alarm system as well as a monitored security system. Additionally, there will be 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** [\[help\]](#)

a. Circle utilities currently available at the site. [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, STEP sanitary sewer system,  
storm water system  
other \_\_\_\_\_

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. [\[help\]](#)

**Private storm drainage components will be installed on-site to manage storm water runoff from the school site. System will connect to existing storm system located on SE 40<sup>th</sup> Street**

**The City of Camas (water, sanitary sewer, refuse) Waste Connections (recycling and compost disposal), Clark Public Utilities (electricity), NW Natural (natural gas), and Wave and Comcast (communications) will serve the project.**

**An 8" to 10" water system service line will be live tapped from the existing 12" DI water line in NW 18<sup>th</sup> to the meter assemblies located at the property line. Water services will include a fire line for onsite fire hydrants and building sprinkler systems, domestic water service and an irrigation service. The fire line on the property side of the double check valve vault will be a private system installed compliant with applicable Fire Codes including onsite private hydrants. There is an existing fire line that currently serves the middle school building that will be modified as part of this development.**

**There is an existing gas service from 18<sup>th</sup> Avenue to the Project Based Learning Middle School. The gas service to the new high school will be provided by a tie in to this line for gas to support the utility needs (HVAC) at the new High School. It will be metered at the high school building.**

**Electrical service for the new High School will be provided from Clarke PUD, via an existing vault located north of the Sharp Microelectronics of America (SMA) building to the east. Utility service raceways will be provided onsite to the east and north of the new high school. Two (2) new 12.47 KW Clark Utilities transformers will be provided to the north of the site, adjacent to the electrical room.**

**A fiber backbone communications line will be tied in from the Project Based Learning Middle School to the new Project Based Learning High School to serve telephone backup for the fire alarm and elevator.**

**C. Signature** [\[help\]](#)

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 Jeff Snell

Position and Agency/Organization Superintendent, Camas School District #117

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

## **D. supplemental sheet for nonproject actions** [\[help\]](#)

**(IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?  
Proposed measures to avoid or reduce such increases are:
2. How would the proposal be likely to affect plants, animals, fish, or marine life?  
Proposed measures to protect or conserve plants, animals, fish, or marine life are:
3. How would the proposal be likely to deplete energy or natural resources?  
Proposed measures to protect or conserve energy and natural resources are:
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?  
Proposed measures to protect such resources or to avoid or reduce impacts are:
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?  
Proposed measures to avoid or reduce shoreline and land use impacts are:
6. How would the proposal be likely to increase demands on transportation or public services and utilities?  
Proposed measures to reduce or respond to such demand(s) are:
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.