ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for non-project proposals:

Complete the checklist for non-project proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for Non-project Actions (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

   La Center Middle School

2. Name of applicant:

   Ben Hill, NAC Architecture

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

   Ben Hill, NAC Architecture
   2025 1st Avenue, Suite 300
   Seattle, WA 98121
   (206) 441-4522
   bhill@nacarchitecture.com

4. Date checklist prepared:

   October 23, 2018

5. Agency requesting checklist:

   City of La Center, Washington

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

   Site development and construction is scheduled to begin April 9, 2019. The project will be completed in one phase with targeted completion on July 10, 2020, La Center School District move-in taking place on July 20, 2020, and the first day of school in the new building being held on August 26, 2020. Full completion and occupancy are anticipated, then, prior to August 26, 2020 in preparation for the beginning of the school year on that date.

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

   If needed due to under-anticipated future enrollment, an area along the west boundary of the site has been "reserved for future development" for placement of two portable classrooms. There is also an area on the west side of the western-most extension of the building that is being "reserved for future development" for a possible classroom addition if needed.

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

   A cultural resource survey was prepared on May 16, 2018 by Archaeological Investigations Northwest, Inc. with an addendum assessing the north triangular portion of the site prepared on September 17, 2018. A geotechnical feasibility assessment was prepared on October 3, 2018 by Columbia West Engineering, Inc. A wetland delineation assessment was prepared on November 22, 2017 by Olson Environmental LLC, and a fish & wildlife habitat conservation areas assessment was prepared on November 30, 2017 by Olson Environmental LLC. An additional wetland delineation assessment was prepared on September 28, 2018 evaluating the north triangular portion of the site that wasn't previously addressed in the

November 30, 2017 report. All these documents will be submitted with the conditional use permit application.

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.

   The applicant is not aware of any applications pending for governmental approvals of any other proposals directly affecting the subject site.

10. List any government approvals or permits that will be needed for your proposal, if known.

    The applicant is aware of the following approvals needed from the City of La Center for the proposed project: Critical Areas Report Approval and Permit, SEPA, Site Plan Review, Variance, Conditional Use Permit application, Archaeological Review, and Tree Removal Plan review. Building and grading permits are also needed from the City of La Center, as well as approval of the final civil engineering design for the project. A Construction Stormwater Permit and a SWPPP will need to be approved for the project, and Sections 401 and 404 of the Clean Water Act permits will also need to be approved.

11. Give brief, complete description of your proposal, including uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

    The approximately 17.32-acre site will be developed into a middle school facility to accommodate approximately 550 students in grades 6 through 8 and 41 employees. The site will contain a new school building of approximately 77,275 square feet in area with visitor, staff, and bus parking areas, as well as bus loading and unloading areas for the students. There will be two approaches to the site from NE Lockwood Creek Road - one in the northwest corner and the other in the northeast corner of the site. A physical education field will be placed to the south of the building, along with a football field and a 100-meter dash strip on the north side of the field. A running path will be installed to the south of the building circulating through the south portion of the site. The path will have varying surfaces of gravel, wood chips, and asphalt. Raised garden planters will be provided in addition to the exterior buffering landscaping, interior parking area landscaping, and street tree plantings. A storm facility will be installed in the southeast corner of the site. Additionally, bioretention areas will be constructed in various locations throughout the site.

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 consists of two tax lots and the triangular portion of a third tax lot comprising approximately 17.32 acres, addressed as 2001 NE Lockwood Creek Road. The tax lots are identified as Property Identification Numbers 209064000 (#39 OF SEC 2 T4NR1E@M 10.92A), 209118000 (#99 SEC 2 T4N R1EWM 5.48A), and 209120000 (#101 SEC 2 T4N R1EWM 9.78 A M/L), in La Center, Washington. The site is in portions of the SW ¼ NE ¼ and the NW ¼ SE ¼ of Section 2, Township 4 North, Range 1 East, of the Willamette Meridian, Clark County, Washington. NE Lockwood Creek Road is the site's north boundary.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

The steepest slope on the site is 6.5 percent, with ranges from 1 percent to 6.5 percent, progressively flattening as grades move from north to south and from east to west.

c. What general types of soils are found on the site (the example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

From site investigations, it was found that Gee and Odne type soils exist. These soils consist of soft to medium-stiff lean CLAY, lean CLAY with sand, and sandy lean CLAY, in addition to soft/loose to medium stiff/dense SILT, SILT with sand, silty CLAY with sand, silty SAND, and clayey SAND.

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

No surface indications or history of unstable soils in the immediate vicinity were identified or referenced in geotechnical investigations.

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

This project proposes approximately 30,000 cubic yards of cut and 29,000 cubic yards of fill. Approximately 27,000 cubic yards of cut material will be from strippings across the site, of which some of the material will not be re-useable and will require import of fill from off-site. The remainder of the strippings will either be disposed of off-site or stockpiled on school property.

Indicate source of fill.

The fill will be sourced from strippings from the site and a local quarry.

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

The north and east property lines are higher than the site, minimizing and/or removing erosion potential along these two property lines. There is a large buffer between the bulk of the project and the south property line which minimizes erosion potential along the south property line. The property slopes towards the west property line, but erosion control protection will be installed along this property line to minimize erosion.

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

Approximately 32 percent of the site will be covered with impervious surfaces after the project is completed.

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

Proposed measures to reduce and/or control erosion include the construction entrance, inlet protection, and silt fencing. Erosion and sediment control measures will be implemented per City of La Center standards.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Upon completion and occupation of the middle school building, buses will be traveling to the site in the morning to drop off students and from the site in the afternoon to pick up students and take them home. Additionally, some students will be dropped off in the morning and/or picked up in the afternoon by individual vehicles. This additional traffic will increase vehicle emissions in the area. However, the new construction of the school will not increase the emissions expected as part of the overall development of this residentially-zoned property intended for residential dwellings and associated residential uses such as schools. No other emissions are anticipated either during construction or upon completion of the project when the building is fully occupied and in use.

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

There are no off-site sources of emissions or odor that will affect this proposal. There are adjacent properties to the west that are agricultural in zone and use which could result in off-site dust during tilling or harvesting of the fields, but any such dust is not anticipated to affect the school.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

There are no proposed measures to reduce or control emissions or other

impacts to the air other than the planting of street trees and vegetation on the north boundary line, and the installation of vegetated landscape buffers on the east and west boundaries of the site. The large row of mature tree canopy along the south boundary will be preserved. The wetlands and wetlands buffers will be enhanced with native plantings.

3. Water

a. Surface:

i. 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 a large wetland in the southwest portion of the site (Wetland A) and a large wetland in the northeast corner of the site (Wetland B). Additionally, there are two very small wetlands along the north boundary line (Wetlands E and F), and one small wetland in the north corner along the west boundary line (Wetland D). There is a piped stream in the north portion of the site at the west boundary edge. The applicant is not aware of any saltwater, lakes, or ponds on the site, any wetlands other than the five stated, and no year-round or seasonal streams on the site other than the piped stream noted above.

ii. 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.

Wetlands A and B have a designated 80-foot wetland buffer and the piped stream has a 75-foot riparian buffer around it. Wetlands D, E, and F have a 50-foot buffer.

No activity is taking place within Wetland B or its buffer.

No activity is taking place within Wetland A, but the buffer of Wetland A will be disturbed for installation of a pervious wood chip path and stormwater pipe, dispersal trench, and junction structure.

The riparian buffer will have 300 square feet of temporary disturbance during site grading in preparation for the adjacent drive aisle and parking area.

Due to their proximity to NE Lockwood Creek Road and required street frontage improvements, the small Wetlands E and F will be permanently removed.

Wetland D will not be disturbed, but there will be a small temporary disturbance in the buffer area during site grading in preparation for the adjacent drive aisle and parking area.

A complete plan set has been included with the conditional use permit application submittal.

iii. 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.

The project does not propose or anticipate any fill or dredge material placed in or removed from surface water or wetlands areas.

Indicate the source of fill material.

There won't be any fill taking place of surface water or wetlands areas.

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

No surface water withdrawals or diversions are required or proposed.

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

The site does not lie within a 100-year floodplain.

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

The proposal does not involve any discharge of waste materials to surface water.

b. Ground:

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

No groundwater will be withdrawn for any purposes.

ii. 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 number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground from septic tanks or any other sources.

c. Water runoff (including storm water):

i. 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?

Existing site drainage is characterized by two outflows. Drainage on the north side of the site discharges west to a 12-inch pipe and to the adjacent overland flow courses towards the stream west of the site. On the south side of the site, a separate wetland receives surface runoff and discharges to an unpaved access drive at the southwest corner of the site. Runoff from both discharge points is conveyed to Lewis River, approximately ½ mile downstream.

The development will largely keep existing drainage patterns intact by utilizing detention ponds with controlled outflows in accordance with the

Stormwater management Manual for the Puget Sound Basin ("Stormwater Manual" – Washington Department of Ecology, 1992), which has been adopted by the City to govern stormwater management. Bioretention facilities are proposed for water quality treatment, capturing runoff from pollution generating surfaces (the expanded frontage and parking areas) and all run-on to such surfaces from the surrounding site improvements, primarily landscaping and sidewalks. Pipe conveyance systems will carry runoff to detention ponds which will meet quantity control requirements, discharging to the existing pipe to the north and the existing wetland to the south.

A large drainage area north of Lockwood Creek Road is collected by roadside ditches that discharge through a 24-inch ductile iron culvert and an 8-inch CPP culvert onto the north end of the site and to the TDA #1 discharge point. Drainage through these two culverts will be conveyed through the site without entering pipe, detention, and/or bioretention facilities designed to manage runoff from site improvements. The proposed bypass culvert will maintain the same discharge point as existing conditions (the TDA #1 discharge).

Will this water flow into other waters? If so, describe.

All drainage from the site is eventually discharged to East Fork Lewis River, though not directly. The north side of the site discharges through the existing culvert and overland to a well-defined natural drainage channel south of residences on East 1st Way. The wetland on the south side of the site discharges west and south, flowing overland towards the river.

ii. Could waste materials enter ground or surface waters? If so, generally describe.

It is not anticipated that waste materials will enter ground or surface waters.

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

To provide erosion control protection during construction, a chain-link construction-limit fence and silt fence shall be installed along the site's property lines. The construction entrance shall be located at the northwest corner of the site, and the silt fence will also be installed along the right-of-way of NE Lockwood Creek Road. Inlet protection shall be maintained for any existing catch basins or storm facilities in NE Lockwood Creek Road. Stockpile areas will be designated and will require stabilization as well. A construction storm water permit will be processed for the project prior to start of construction.

4. Plants

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

X Deciduous tree: ***alder, maple***, aspen, other – black cottonwood, cascara
X Evergreen tree: ***fir,*** cedar, pine, other
X shrubs
X grass
X pasture

_____crop or grain
_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?

All existing vegetation and trees along the site's NE Lockwood Creek Road frontage will be removed to accommodate required street frontage improvements. Existing grass and pasture throughout the bulk of the site will be removed to accommodate the new structure and outdoor facilities. Non-native, invasive plants in the wetlands and wetlands buffers will be removed and replaced with native plants.

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

The applicant is unaware of any threatened or endangered species known to be on or near the site.

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

The proposed landscaping will consist of buffer plantings along the east and west boundaries and street trees and seeded lawn along the north boundary. Ornamental landscape beds and general landscaping around the new building will contain a mixture of evergreen and deciduous trees, drought-tolerant and native shrubs, as well as low maintenance lawn areas. The existing mature tree canopy along the south boundary will be preserved. Existing vegetation in the riparian area and buffer, and the wetlands and wetlands buffers will be preserved wherever these areas aren't being disturbed. Small bioretention areas in the parking areas and around the building will be planted with native grasses and shrubs to filter stormwater and serve as educational/studying purposes for the students.

6. Animals
   a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
   Birds: ***hawk***, heron, eagle, ***songbirds***, other: **western scrub jay, steller's jay, robin, black-capped chickadee, red-tailed hawk**
   Mammals: ***deer***, bear, elk, beaver, other:
   Fish: bass, salmon, trout, herring, shellfish, other:

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

   The applicant is unaware of any threatened or endangered species known to be on or near the site.

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

   The site is part of the Pacific Flyway. This is a migratory bird route that includes the western United States.

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

There are no proposed measures to preserve or enhance wildlife other than preserving the

riparian area and its buffer, as well as preserving Wetlands A, B, and D, the buffer of Wetland D, and limiting disturbance to the buffers of Wetlands A and D. Additionally, an enhancement/mitigation plan has been prepared as part of the Critical Areas Report and includes planting of 15 quaking aspen, 40 Douglas fir, 30 Oregon ash, and 25 western red cedar, as well as native shrubs. These plantings will take place in the buffers of the wetlands and riparian.

7. 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.

The primary energy needs will be electricity and natural gas for heating and cooling of, and power to, the school and any associated appurtenances. There will not be any manufacturing performed on the site.

   b. Would your project affect the potential use of solar energy by adjacent properties?

The height of the proposed building could potentially affect the potential use of solar energy by adjacent properties.

   If so, generally describe.

The proposed building height at 50 feet at its highest point is taller than residential dwellings and is more than the maximum height allowed in the site's zone and surrounding residential zone. As such, the building could potentially block solar rays to adjacent houses yet to be constructed to the east and west. The school owns the property to the south and doesn't anticipate residential development on the adjacent south parcel.

   c. What kinds of energy conservation features are included in the plans of this proposal?

Energy conservation features for this project are LED lighting, compliance with the Energy Code, water conservation features on the fixtures, plug load control, energy monitors on the mechanical system and main electrical service, automatic daylight harvesting, interior auto vacancy sensing lights, and mechanical throttle back.

   List other proposed measures to reduce or control energy impacts, if any:

No measures other than those listed above are proposed.

8. Environmental health
   a. Are there any environmental health hazards, including exposure to toxic chemical, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

There are no known environmental health hazards, including exposure to toxic chemicals, risk of fire and explosions, spill, or hazardous waste, that could occur from the construction of this middle school for grades 6 through 8.

      i. Describe special emergency services that might be required.

No special emergency services will be required for this middle school.

      ii. Proposed measures to reduce or control environmental health hazards, if any:

No measures are proposed to reduce or control environmental health hazards.

b. Noise

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

Existing noise in the area includes that from traffic of vehicles entering and exiting driveways of adjacent and surrounding residences as well as residential traffic flow on NE Lockwood Cree Road and standard noises associated with residential uses. There are some properties in the immediate vicinity that are used for agricultural purposes, so noise associated with tractors and farming equipment for plowing, tilling, seeding, and harvesting of crops also exists in the area.

ii. 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 by construction equipment and construction worker traffic during site development and construction of the building. Long-term noise will be generated from light vehicular traffic noise from automobiles and buses entering and exiting the two approaches in the morning and afternoon as students are delivered to and picked up from the school. There will also be light vehicular traffic from employees entering and exiting the site at the beginning and ending of the school day, as well as traffic from occasional visitors to the site during the school day. Special events held on the site periodically throughout the school year will generate heavier vehicular traffic noise based upon attendance at the event. Outdoor track and field events held on the site will result in noise from the voices of event participants and spectators.

iii. Proposed measures to reduce or control noise impacts, if any:

Construction activities will only be permitted during city-approved construction hours. Landscaping buffers will be installed along the perimeter of the site.

9. Land and shoreline use

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

The site is currently not in use, and is an undeveloped field containing pasture grass, wetlands, and other vegetation as previously described in this document. NE Lockwood Creek Road is the north boundary of the site, and north of NE Lockwood Creek Road is residential subdivision development. South of the site is a field that is not in use. East of the site is a bare piece of ground not used for anything presently. West of the site is a mix of residential use and agriculture use for growing crops.

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

The site was previously in use as an alfalfa/hay field.

c. Describe any structures on the site.

The site does not contain any structures.

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

The site does not contain any structures.

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

The site is zoned LDR-7.5, Low Density Residential.

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

The map for the City of La Center Comprehensive Plan shows the site with a Comprehensive Plan Designation of Urban Residential.

g. If applicable, what is the current shoreline master program designation of the site?

The site is not designated within the current shoreline master program.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

There are five identified wetland areas on the site. There is also a riparian buffer area on the west boundary towards the northwest corner of the site.

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

No one will reside in the completed project as no residential uses are part of this project. The new building has been designed to accommodate 550 students at maximum capacity and 41 employees.

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

The site is vacant, not in use, and contains no structures; therefore, this project will not displace any people.

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

There are no proposed measures to avoid or reduce displacement impacts since no people will be displaced.

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

The proposed project and associated improvements are consistent with the LDR 7.5 zoning district, as well as the Urban Residential comprehensive plan designation. The properties to the north, south, and east also have the same Urban Residential comprehensive plan designation and are zoned either LDR 7.5 or Single Family Residential (R1-7.5). The two parcels along the west boundary of the north portion of the site also have the same Urban Residential and LDR 7.5 designations. The only property with different designations is the large parcel adjacent to the site's west boundary on the south portion of the site. This parcel is not in city limits and is zoned Agriculture-20 (AG-20) with an AG comprehensive plan designation in Clark County. A landscape buffer screen will be installed on the west boundary to lessen any impact the school will have on the existing agricultural uses taking place on this adjacent AG-20 zoned parcel. A landscape buffer screen will also be installed on the east boundary, and the existing mature tree canopy on the south property line will serve as screening and buffering between the new school and adjacent south parcel.

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

No housing is proposed as part of this project.

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

No housing is being eliminated because of this project.

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

No housing is proposed as part of this project, and no housing is being eliminated so there will be no impacts to housing due to this project.

11. 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 tallest height of the proposed school is 50 feet. Principal exterior building materials will be vertical and horizontal metal siding, with charred wood plank siding, vertical perforated metal siding, and cement fiber board panel as accent materials.

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

Existing houses to the north of the site will have views obstructed of the general area south of NE Lockwood Creek Road since the site is currently vacant with no structures and the project will be adding a structure.

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

Landscape buffers will be installed on the east and west boundaries. Existing mature trees along the south boundary will remain and will be enhanced with seeded lawn. Street trees will be planted along the site's NE Lockwood Creek Road frontage. The three large wetland areas will be preserved, with enhancements to the buffers taking place to mitigate for the temporary buffer disturbance and the elimination of the two very small wetland area.

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

Street lights required by the City of La Center will be installed along the site's NE Lockwood Creek Road frontage. Street lights will activate in the hours of darkness, between dusk and dawn. Exterior light fixtures will be installed on the perimeter of the building as well as pole-mounted fixtures for the parking areas and walkways and will activate in the hours of darkness, between dusk and dawn; additionally, exterior building light fixtures will dim to reduce light output at a specified time of the evening.

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

Lighting is not anticipated to be a safety hazard or interfere with views as exterior lighting will be designed utilized the City of La Center's draft "dark sky lighting" ordinance.

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

There are no existing off-site sources of light or glare that will affect this proposal.

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

Landscape buffers along the perimeter will reduce the potential for off-site glare. Street lights will be shielded and directed downward as per City requirements. All exterior lighting will be designed utilizing the City of La Center's draft "dark sky lighting" ordinance. Exterior lighting will be downward facing and shielded. Exterior lighting will dim to reduce light output at a specified time of the evening and timed for being activated between the dusk and dawn hours.

13. Recreation

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

Approximately ½ mile to the west of the site is the La Center Little League facility, Holley Park, and the La Center High School.

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

The site is not in use at present, so no existing recreational uses will be displaced by the proposed project since there aren't any currently.

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

Outdoor recreational opportunities provided by this project are an asphalt running track, gravel path running track, wood chip pedestrian path, basketball court, football field, physical education field, and 100-meter dash strip. An indoor gymnasium and a fitness area will be provided inside the building.

14. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no buildings, structures, or sites located on or near the subject property that are listed or eligible for listing in national, state, or local preservation registers.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

There are not any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. The cultural resource survey for the site, dated May 16, 2018, and prepared by Archaeological Investigations Northwest, concludes no historic-period buildings or structures are present and no additional archaeological work is recommended for the project.

A second cultural resource survey was conducted on September 17, 2018 to assess the north triangular portion of the site. An area of possible archaeological interest was discovered and has been delineated on the plan set as an area not to be disturbed.

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

Should any unanticipated archaeological or historic resources be encountered during construction, all activity in the area will cease until a qualified archeologist assesses the find.

The area of interest in the northwest corner of the site has been delineated on the plan set as an are not to be disturbed and will be seeded with lawn as necessary to avoid erosion.

15. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is adjacent to and served by NE Lockwood Creek Road. Two new approaches from NE Lockwood Creek Road will be constructed to provide access to the site from the existing NE Lockwood Creek Road. Access to I-5 from the site is via NE Lockwood Creek Road, heading northwest and continuing onto E 4th Street, turning right onto Aspen Avenue, left onto W 5th Street, left onto W E Avenue, left onto W 3rd Street, right onto NW Pacific Highway, continuing onto NW La Center Road, and at the traffic circle taking the 3rd exit onto the I-5 ramp.

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

The site is not currently directly served by public transit. There are C-Tran bus stops in Battle Ground approximately nine miles to the south of the site. There is a Vancouver Amtrak Station in Vancouver approximately 21 miles to the south of the site. C-Tran's Fisher's Landing Transit Center in Vancouver is approximately 26 miles to the south of the site.

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

The project proposes 12 bus parking stalls, 28 staff parking stalls, and 62 visitor parking stalls with 29 event parking spaces around the perimeter of the visitor parking area. No parking spaces will be eliminated.

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

No new roads or streets will be required for this proposal. Public street frontage improvements to the site's NE Lockwood Creek Road frontage will be required including roadway widening and reconstruction, stormwater, sidewalk, illumination, bicycle lane, and landscaping.

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

The project will not use water, rail, or air transportation nor do any of these modes of transportation occur in the immediate vicinity of the site.

f. How many vehicular trips per day would be generated by the completed project? If known, when peak volumes would occur.
Proposed measures to reduce or control transportation impacts, if any.

The completed project will generate 1,125 trips per average week day. The single highest peak is the hour around the morning student drop-off with second highest being afternoon dismissal. Street frontage improvements along the site's NE Lockwood Creek Road street frontage will be installed, as well as construction of an asphalt-paved pathway providing pedestrian connection between existing and proposed sidewalk. These are the only proposed measures to control transportation impacts. The traffic study has not identified any other transportation impacts that require mitigation.

16. 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 proposed project is a middle school to accommodate the increase in student population in La Center. The project will result in an increased need for fire and police protection for the students, visitors, and employees on the grounds during school and working hours and any events held on the site.

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

The site design includes installation of fire hydrants, paved emergency access and fire lanes, and a complete fire sprinkler system in the building with the FDC and riser room. To promote site safety and secure the site, the design will incorporate Crime Prevention Through Environmental Design (CPTED) principles. Items provided to address safety and security include lighting at the building perimeter and along paths connecting to parking and loading areas; intrusion alarms will be provided at all building entrances, exterior doorways, and at all instructional areas of the building that contain a concentration of expensive equipment; an on-site security monitoring and surveillance system will be provided to monitor both outside and inside areas; an integrated electronic card key access control system will be provided; instant-on motion activated LED lighting combined with the ability to set lights on a time clock will be installed at the building's exterior.

17. Utilities

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

The site does not have any existing utilities.

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.

The project's water will be provided by Clark Public Utilities. A sanitary sewer pump station will provide on-site sewer services with connection to the City of La Center's public sewer conveyance pipe system in NE Lockwood Creek Road. Standard trenching will be used for installation of the noted utilities. Dewatering may be required where ground water is encountered.

The project will tap the existing water in NE Lockwood Creek Road (8-inch diameter pipe) to supply water for the project. An 8-inch fire loop with fire hydrants is proposed around the site, with a connection to the building off the fire loop for the building's sprinkler system. The FDC for the sprinkler system is proposed and located within 150 feet of a fire hydrant. Locations of fire hydrants and FDC were established with feedback from the Fire Marshal. A 3-inch water meter is proposed outside of the building with backflow prevention proposed inside the school. An 8-inch water stub is provided to the property to the east for future development.

The sole source of sanitary effluent from the proposed improvement will be the new school building. Two sanitary lateral lines will exit the building footprint, one from the north side of the building, the other from the south. Each will connect to a separate 6-inch sanitary branch. The north lateral will include effluent from a kitchen that will be routed through a grease interceptor. The north lateral effluent will enter the 6-inch conveyance system with 2 percent slope extending past the east face of the building, where it will bend south, crossing beneath the east bioretention area and connecting to a manhole collecting effluent from both

branches at the northwest corner of the proposed track and field. The south lateral will connect to a separate manhole on the south side of the building and will enter the 6-inch conveyance pipe with 2 percent slope extending east, directly to the intersection point with the north branch.

Effluent from the two branches will then be conveyed by gravity approximately 400 feet directly to the south, where it will enter a pump station wet well 24 feet in depth. The fenced, automated duplex pump station will be located near the southeast corner of the site, adjacent to the large stormwater detention pond and will include a 40 kW, natural gas emergency generator in a sound-attenuated enclosure, along with an automatic transfer switch, control panels, and site lighting. The pump station will be designed with full redundancy, with each pump sized to individually convey the maximum expected peak inflow to the station, such that the station will maintain full capacity should one pump fail. The station's PVC force main will be located at approximately three feet in depth throughout its 1,900-foot length. The force main will convey pumped flow northerly, approximately 1,000 feet, along the driveway on the east portion of the site. The force main crosses to the north side of Lockwood Creek Road prior to bending to the west, conveying flow an additional 900 feet to the connection point to the existing gravity sanitary sewer line at the intersection of NE Lockwood Creek Road and E Spruce Avenue.

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: _____ Date: 10/25/2018