

**NOTICE OF PUBLIC HEARING  
CLARK COUNTY COUNCIL**

**NOTICE IS HEREBY GIVEN** that the Clark County Council will conduct a public hearing on **September 3, 2019, at 6:00 p.m.**, at the Public Services Center, 1300 Franklin Street, Hearing Room, 6<sup>th</sup> Floor, Vancouver, Washington to consider the following:

1. **CPZ2019-00010 School Public Facility Zoning Amendments:** A proposal to 1) repeal the Public Facility (PF) designation on the comprehensive plan and zoning maps for public school-owned properties, 2) establish the previous zoning designations, 3) update comprehensive plan designations to align with the zoning, and 4) revise development code for consistency with the map changes.

Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968

2. **CPZ2019-00011 La Center School District Capital Facilities Plan:** A proposal to adopt the La Center School District Capital Facilities Plan and collect the recommended school impact fees.

Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968

3. **CPZ2019-00020 Evergreen School District Capital Facilities Plan:** A proposal to adopt the Evergreen School District Capital Facilities Plan and collect the recommended school impact fees.

Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968

4. **CPZ2019-00021 Hockinson School District Capital Facilities Plan:** A proposal to adopt the Hockinson School District Capital Facilities Plan and collect the recommended school impact fees.

Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968

5. **CPZ2019-00022 Woodland School District Capital Facilities Plan:** A proposal to adopt the Woodland School District Capital Facilities Plan and collect the recommended school impact fees.

Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968

6. **CPZ2019-00027 Ridgefield School District Impact Fee Change:** A proposal to collect increased Ridgefield School District school impact fees for new residential development under the school district's existing adopted Capital Facilities Plan. The proposal recommends a fee of \$10,100 effective in 2020 and \$11,290 effective in 2021 for new single family and multi-family residences.

Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968

7. **CPZ2019-00030 Shoreline Master Program Periodic Review Public Participation Plan:** A proposal to adopt a public participation plan, including a

project timeline, to complete the Shoreline Master Program Periodic Review by June 30, 2020.

Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968

- 8. CPZ2019-00014 Clark County Unified Development Code Amendments, CCC 40.370.010 (Sewerage Regulation) and CCC 40.210.010 (Resource and Rural Districts) as follows:**

<i>Code Section</i>	<i>Description</i>
40.370.010	<i>Amend Title 40.370.010 (Sewerage Regulations) to allow extension of sewer to serve schools in the rural area.</i>
40.210.010	<i>Amend Title 40.210.010 (Resource and Rural Districts) to allow new cemeteries as accessory to an existing church in the FR-40 zone.</i>

Staff Contact: [Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov) or (564) 397-4898

The staff report, related materials and hearing agenda will be available 15 days prior to the hearing date on the county's web page at <https://www.clark.wa.gov/community-planning/dockets>. Copies are also available at Clark County Community Planning, 1300 Franklin St., 3<sup>rd</sup> Floor, Vancouver. For other formats, contact the Clark County ADA Office at [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov), voice 564-397-2322, Relay 711 or 800-833-6388, Fax 564-397-6165.

Anyone wishing to give testimony at the hearing in regard to this matter should appear at the time and place stated above. Written testimony can be provided by e-mailing the clerk of the council at [Rebecca.Messinger@clark.wa.gov](mailto:Rebecca.Messinger@clark.wa.gov) or via US Postal Service to the Clark County Councilors, c/o Rebecca Messinger, PO Box 5000, Vancouver, WA 98666-5000. Written testimony may also be submitted for the record during the hearing. Please ensure that testimony is received at least two (2) business days before the hearing if you would like staff to forward it to the County Council before the hearing.




For other formats, contact  
the Clark County ADA Office

**Voice** 360.397.2322  
**Fax** 360.397.6165

**Relay** 711 or 800.833.6388  
**Email** [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

Approved as to Form only:

CLARK COUNTY COUNCIL



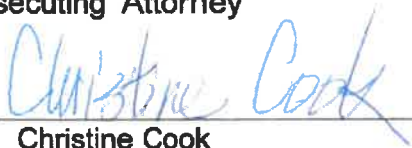
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Clerk of the Board

Approved as to Form only:

ANTHONY F. GOLIK

Prosecuting Attorney

By: 

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Christine Cook  
Senior Deputy Prosecuting Attorney

**PLEASE PUBLISH:**

**Monday, August 19, 2019**

Please Bill:

Clark County Community Planning  
Attn: Sonja Wiser, Program Assistant  
P. O. Box 9810  
Vancouver, WA 98666-9810

**Columbian Account 70914**



## CLARK COUNTY WASHINGTON

### COMMUNITY PLANNING

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#### Staff Report

TO: Clark County Planning Commission  
FROM: Oliver Orjiako, Director *OO*  
PREPARED BY: Jenna Kay, Planner II  
DATE: July 18, 2019  
SUBJECT: CPZ2019-00022 Woodland School District Capital Facilities Plan  
2019-2025

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#### PROPOSED ACTION

The Woodland School District Board of Directors has modified its capital facilities plan. The district is requesting that Clark County formally adopt the plan by reference in the 20-year Clark County Comprehensive Growth Management Plan and collect the recommended school impact fees.

#### BACKGROUND

Chapter 36.70A of the Revised Code of Washington (RCW) enables school districts to develop capital facilities plans and impact fee programs for new residential developments in order to offset the impacts of growth on school facilities. It further requires these plans and programs be reviewed and approved as part of the county and city comprehensive plans in which the school district is located.

The minimum requirements of a school district's capital facilities plan are defined in RCW 36.70A.070(3) and Clark County Code (CCC) 40.620.030(A). A school district requesting impact fees shall submit to the county, and update at least every four (4) years, a capital facilities plan adopted by the school board and consisting of the following elements:

- A standards of service description,
- An inventory of existing facilities,
- A forecast of future needs,
- Proposed locations and capacities of expanded or new facilities,
- A six-year financing plan, and,
- Application of the impact fee formula set out in CCC 40.620.040.

School district capital facility plans typically include multiple funding sources: "Depending on district eligibility, districts pay for a portion of the costs of capital facilities with funds provided by the State of Washington through the Common School Construction Fund. The remaining capital expenses must be raised locally, through the passage of bond levies (which raise the property taxes of all residential property owners within a particular district) and/or impact fees (which apply to new residential construction with the district)." [2016 Plan, pp. 233-234].

The Woodland School District Board of Directors adopted a modified capital facilities plan on April 8, 2019. A copy of Resolution 19-02 and the updated plan with impact fee calculations are attached as Exhibits A and B, respectively. The School District Board of Directors recommends that Clark County formally adopt the plan and collect school impact fees as follows:

	Existing Fee	Proposed Fee	% Change
Single Family Residence	\$5,000	\$5,900	+18%
Multi Family Residence	\$2,500	\$5,900	+136%

### **SUMMARY OF COMMENTS RECEIVED**

To date, no comments from other agencies or the public have been received regarding this proposal.

### **SUMMARY OF PUBLIC PROCESS**

The school district published a Notice of Determination of Non-Significance under SEPA in the Columbian newspaper on March 7, 2019. Sixty-day notification was sent to the Department of Commerce on June 6, 2019 under RCW 36.70A.106. The Planning Commission held a work session on June 20, 2019. A legal notice was published for the July 18, 2019 Planning Commission hearing.

### **APPLICABLE CRITERIA, EVALUATION, AND FINDINGS**

**Criterion A: The Plan Amendment Procedures in CCC 40.560.010(M)(1) states the county shall review capital facilities plan and updates at a minimum every four (4) years in Type IV public hearings for those facilities subject to county jurisdiction. In updating capital facilities plans, policies and procedures, the county must determine that these updates are consistent with applicable provisions of the GMA and WAC, and policies and implementation measures of the comprehensive plan, and in conformance with the purposes and intent of the applicable interjurisdictional agreements.**

#### *Growth Management Act (GMA)*

The GMA goals set the general direction for the county in adopting its framework plan and comprehensive plan policies. The GMA lists thirteen overall goals in RCW 36.70A.020 plus the shoreline goal added in RCW 36.70A.480(1). The goals are not listed in order of priority. The GMA goals that apply to the proposed action are the following:

- Goal 1. Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- Goal 12. Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

RCW 36.70A.070(3) and WAC 365-196-415 describe the mandatory requirements of the capital facilities element in the comprehensive plan including an inventory of existing facilities, a forecast of future needs, the proposed locations and capacities of expanded or new facilities, and at least a six-year financing plan.

RCW 82.02.050, 82.02.110 and WAC 365-196-850 authorize counties planning under the Growth Management Act to impose impact fees as part of the financing for public facilities, including school facilities. The elements of these statutes that apply to this proposal include:

- RCW 82.02.050(2) and WAC 365-196-850(1): Counties, cities, and towns that are required or choose to plan under RCW 36.70A.040 are authorized to impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.
- RCW 82.02.050(4) and WAC 365-196-850(2): The impact fees: (a) shall only be imposed for system improvements that are reasonably related to the new development; (b) shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the new development; and (c) shall be used for system improvements that will reasonably benefit the new development.
- RCW 82.02.050(5)(a) and WAC 365-196-850(4): Capital facilities for which impact fees will be imposed must have been addressed in a capital facilities plan element which identifies: (a) deficiencies in public facilities serving existing development and the means by which existing deficiencies will be eliminated within a reasonable period of time; (b) additional demands placed on existing public facilities by new development; and (c) additional public facility improvements required to serve new development.

Finding: The capital facilities plan identifies current and planned facility locations, all of which are located within the Cowlitz County portion of the school district. Facilities are consistent with Goal 1 for the Clark County portion of the district.

Finding: The capital facilities plan identifies future needs to provide the school district's standard of service, consistent with Goal 12.

Finding: The Woodland School District capital facilities plan includes the required elements and information listed in RCW 36.70A.070(3) and WAC 365-196-415 and is consistent with the land use and capital facilities elements of the comprehensive plan.

Finding: Bond proceeds, state construction funds, and impact fees make up the funding sources in the Woodland School District capital facilities financing plan. The plan does not rely solely on impact fees and is consistent with RCW 82.02.050(2) and WAC 365-196-850(1).

Finding: The school district capital facilities plan calculated impact fees in accordance with the local jurisdictions' formula (see Appendix A in the capital facilities plan), which is based on school facility costs to serve new growth. The proposed impact fees are based on the district's cost per dwelling unit for the improvements identified in the plan to serve new development. Credits have been applied in the formula to account for state match funds the district could receive and projected future property taxes that will be paid by the owner of the dwelling unit. Since the design of the impact fee formula takes into account the share of the costs of system

improvements that are reasonably related to the new development, and the formula was applied correctly, then the impact fees are consistent with RCW 82.02.050(4) and WAC 365-196-850(2).

Finding: The proposed impact fees are calculated based on planned improvements and facility needs as identified in the capital facilities plan, consistent with WAC 365-196-850(4) and RCW 82.02.050(5)(a).

### *Community Framework Plan*

The Community Framework Plan (Framework Plan) provides guidance to local jurisdictions on regional land use and service issues. The Framework Plan encourages growth in centers, urban and rural, with each center separate and distinct from the others. The centers are oriented and developed around neighborhoods to allow residents to easily move through and to feel comfortable within areas that create a distinct sense of place and community. The Community Framework Plan policies applicable to this proposal include the following:

- 6.1.0 Major public and private expenditures on facilities and services (including libraries, schools, fire stations, police, parks and recreation) are to be encouraged first in urban and rural centers. [Framework Plan, p. 18].
- 6.1.1 Establish level-of-service standards for capital facilities in urban and rural areas. [Framework Plan, p. 18].
- 6.1.2 Coordinate with service providers to identify the land and facility requirements of each and ensure that sufficient land is provided in urban and rural areas to accommodate these uses. [Framework Plan, p. 18].

Finding: The Woodland School District capital facilities plan identifies current and planned facility locations, all of which are located within the Cowlitz County portion of the school district. The plan is consistent with policy 6.1.0 for the Clark County portion of the district.

Finding: The capital facilities plan identifies level of service standards for each type of school, consistent with policy 6.1.1.

Finding: The capital facilities plan identifies facility and land needs to accommodate forecasted growth, consistent with policy 6.1.2

### *Countywide Planning Policies*

The GMA, under RCW 36.70A.210, requires counties and cities to collaboratively develop Countywide Planning Policies (CWPP) to govern the development of comprehensive plans. The WAC 365-196-305(1) defines “the primary purpose of CWPP is to ensure consistency between comprehensive plans of counties and cities sharing a common border or related regional issues. Another purpose of the CWPP is to facilitate the transformation of local governance in the urban growth areas, typically through annexation to or incorporation of a city, so that urban governmental services are primarily provided by cities and rural and regional services are provided by counties.” The Countywide Planning Policies applicable to this proposal include the following:

- 6.0.2 Plans for providing public facilities and services shall be coordinated with plans for designation of urban growth areas, rural uses and for the transition of undeveloped land to urban uses. [2016 Plan, p. 182].

- 6.0.8 General and special purpose districts should consider the establishment of impact fees as a method of financing public facilities required to support new development. [2016 Plan, p. 183].
- 10.1.1 The county and each city shall give full consideration to the importance of school facilities and encourage development of sustainable learning environments through the adoption and implementation of county and city comprehensive land use plan policies and development regulations. [2016 Plan, p. 237].
- 10.1.6 Encourage jurisdictions to cooperate in planning and permitting school facilities through land use policies and regulations that minimize the financial burden associated with developing school facilities. [2016 Plan, p. 238].

The Capital Facilities Plan states that “The District’s six-year enrollment projections are based on an estimate by the Office of the Superintendent of Public Instruction (OSPI). OSPI estimates future enrollment for all Washington State school districts using a modified cohort survival methodology. This estimates how many students in one year will attend the next grade the following year by looking at historical data. The methodology also forecasts how many new kindergarten students will enroll based on the number of live births in the county and historical averages for the number children that enter kindergarten relative to the number of live births. The OSPI enrollment forecast is conservative; it does not account for local development such as is anticipated in Woodland. The District had an enrollment analysis and forecast prepared by the economic and development firm E.D. Hovee & Company in January, 2019. The E.D. Hovee analysis and forecast looked at high growth based on anticipated residential development in the City of Woodland.”

Finding: The enrollment forecast was completed considering growth data and tools, consistent with CWPP 6.0.2.

Finding: The financing plan includes school impact fees as one element of financing capital facilities that will support new development, consistent with CWPP 6.0.8.

Finding: The Capital Facilities Plan identifies school facility needs based on growth projections for the district and consistent with the school district’s service standards. This proposal to request adoption of the updated capital facilities plan into the county comprehensive land use plan would be in alignment with CWPP 10.1.1.

Finding: The school district’s financing plan includes secured bond proceeds, state construction funds, and impact fees and unsecured funds based on forecasted bonds and impact fees from new development. The finance plan is consistent with CWPP 10.1.6.

### *Clark County Comprehensive Growth Management Plan 2015-2035 (2016 Plan)*

The 20-year Comprehensive Growth Management Plan contains many policies that guide schools. The most relevant goals and policies applicable to this application are as follows:

“Goal: Require new development that places added demands on school facilities to pay a portion of the cost for school facilities through impact fees or other alternative mechanisms authorized by State Law.

- 10.5.1 Provide for the use of School Impact Fees as a funding source for school capital facilities.



- 10.5.2 Capital Facilities Plans for school districts of Vancouver, Evergreen, Battle Ground, Camas, Washougal, Ridgefield, Hockinson, Woodland and Green Mountain shall be adopted by reference through the adoption of the 20-Year Comprehensive Plan." [2016 Plan, p. 240].

Finding: The school district's capital facilities finance plan includes school impact fees as one funding source for capital improvements, consistent with policy 10.5.1.

Finding: This proposal is to request adoption by reference of the Woodland School District Capital Facilities Plan into the 20-year Comprehensive Plan, consistent with policy 10.5.2.

Conclusion: The proposal meets criterion A.

**Criterion B: The planning commission shall review a school district's capital facilities plan or plan update in accordance with the provisions of CCC 40.620.030(B). The code specifies that the planning commission shall consider:**

- **Whether the district's forecasting system for enrollment projections appears reasonable and reliable; and**
- **Whether the anticipated level of state and voter-approved funding appears reasonable and historically reliable; and**
- **Whether the standard of service set by the district is reasonably consistent with standards set by other school districts in communities of similar socioeconomic profile; and**
- **Whether the district appropriately applied the formula set out in CCC 40.620.040.**

Finding: The district's enrollment projections are based on, and are consistent with, Clark County and the City of Woodland's comprehensive plans. Thus, the district's enrollment projections appear reasonable and reliable.

Finding: The district's anticipated funding levels are based upon historic state funding levels and other voter-approved bond measures. Thus, the district's anticipated funding levels appear reasonable and reliable

Finding: The standard of service appears to be reasonably consistent with other similar school districts.

Finding: Appendix A of the Woodland School District capital facilities plan shows the calculations of the school impact fees. The district appropriately applied the formula set out in CCC 40.620.040 during this 2019 review cycle. The calculations show the impact fees are based on calculations of children per household by housing type. For this analysis, this is the acceptable method for projected school facilities with all costs resulting in an impact fee amount per unit by housing type. School impact fees are not assessed on commercial and industrial development. Based on the formula in CCC 40.620.040, the maximum allowable fee amounts for the Woodland School District are \$5,900.24 for single-family and \$18,866.33 for multi-family residences. The proposed fees of \$5,900 for single-family and \$5,900 for multi-family are within these limits.

Conclusion: The proposal meets criterion B.

**RECOMMENDATION AND CONCLUSIONS**

Based on the information provided, and the analysis presented in this report, staff recommends the Planning Commission forward a recommendation of **APPROVAL** to the Clark County Council of the proposed Woodland School District Capital Facilities Plan and impact fees of \$5,900 for single family and \$5,900 for multi-family.

**RECOMMENDATION SUMMARY**

The following table lists the applicable criteria and summarizes the findings of the staff report. The Planning Commission findings will be added to the table after public deliberation at the Planning Commission hearing scheduled for this application.

<b>COMPLIANCE WITH APPLICABLE CRITERIA</b>		
	<b>Criteria Met?</b>	
	<b>Staff Report Findings</b>	<b>Planning Commission Findings</b>
<b>Criteria for Proposed Changes</b>		
A. Consistency with the GMA and the Clark County Comprehensive Plan per CCC 40.560.010.M.1	Yes	
B. Consistency with CCC 40.620.030 School Impact Fee – Capital Facilities Plan	Yes	
<b>Recommendation:</b>	<b>Approval</b>	

Exhibit A

**WOODLAND SCHOOL DISTRICT NO. 404  
RESOLUTION 19-02**

**Adoption of the 2019-2025 Capital Facilities Plan and School Impact Fees**

**WHEREAS**, the Growth Management Act (GMA) requires counties and cities to adopt a comprehensive land use plan that, among other things, addresses the provision of public services for future growth and development, and

**WHEREAS**, public schools are one of the public services that Clark County and the City of Woodland plans for, with assistance from the school districts, and

**WHEREAS**, the Woodland School District has prepared an updated six-year capital facility plan, which identifies an increase in student enrollment and the need build new classrooms to serve students from new development, and

**WHEREAS**, school capital project funding sources are not sufficient to fund the property and classrooms that are needed to serve forecast growth, and

**WHEREAS**, the GMA authorizes Clark County and the City of Woodland to collect school impact fees from residential development in accordance with the GMA, the Comprehensive Land Use Plan and the District's Capital Facility Plan to ensure school facilities will be available to serve new growth and development, and

**THEREFORE, BE IT RESOLVED** that the 2019-2025 Woodland School District Capital Facilities Plan (CFP) is hereby adopted.

**BE IT FURTHER RESOLVED** that the District respectfully requests that Clark County and City of Woodland adopt the 2019-2025 Woodland School District Capital Facilities Plan for incorporation into the Comprehensive Land Use Plan and collect school impact fees in the amount of \$5,900 per single family home and \$5,900 per multi family home.

ADOPTED THIS 8th day of April, 2019

ATTEST: WOODLAND SCHOOL DISTRICT #404 BOARD OF DIRECTORS

  
\_\_\_\_\_  
Michael Green, Secretary to the Board

\_\_\_\_\_  
Janice Watts, Board President

\_\_\_\_\_  
Steve Madsen, Board Vice President

  
\_\_\_\_\_  
Sarah Stuart, Director

  
\_\_\_\_\_  
Lesa Beuscher, Director

  
\_\_\_\_\_  
Matt Donald, Director

**WOODLAND SCHOOL DISTRICT  
CAPITAL FACILITIES PLAN  
2019-2025**

**BOARD OF DIRECTORS**

**Sarah Stuart, District #1  
Janice Watts, District #2  
Lesa Beuscher, District #3  
Matt Donald, District #4  
Steve Madsen, District #5**

**SUPERINTENDENT**

**Michael Green**

**Adopted by the Woodland School District Board of Directors  
April 8, 2019**

## **SECTION 1 INTRODUCTION AND SUMMARY**

### **A. Introduction**

The Washington State Growth Management Act (GMA) includes schools in the category of public facilities and services. The Woodland School District (District) is preparing and adopting this Capital Facility Plan (CFP) to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of projected enrollment growth for a six-year period. The CFP will be filed with the City of Woodland (City) and Clark County (County) for their review, adoption and incorporation into their Comprehensive Land Use Plans.

The District's CFP provides the City and County with a schedule and financing program for capital improvements over the next six years and contains the following elements:

- The District's standard of service (Section 2)
- An inventory of existing capital facilities owned by the District, including functional capacities and locations (Section 3)
- Future enrollment projections for each grade span (K-4, 5-8 and 9-12) (Section 4)
- A forecast of future needs for capital facilities and school sites, including proposed capacities of expanded or new capital facilities and a plan for financing capital facilities within projected funding sources (Section 5)
- A calculation of impact fees based on the formula in the City and County impact fee (Section 6)

### **B. Summary**

The Woodland School District is located in southwest Washington and serves residents from the City of Woodland and from two counties, Clark and Cowlitz. The District is bordered on the north by Kalama School District and the south by four school districts--Ridgefield, La Center, Green Mountain and Battle Ground School Districts. The Washougal School District is to the east.

The District is financially and academically sound, and delivers educational services at one comprehensive high school, one middle school, three elementary schools and two alternative schools. There currently is capacity in the schools to serve 2,559 students.

On October 1, 2018 there were 2,456 students (headcount) enrolled in the District. Of the 2,456 students, 938 are elementary students, 746 are middle school students, and 772 are high school students. Students that are enrolled in excess of capacity are served in portables.

Prior to the Great Recession of 2008-2012, the District experienced significant and consistent growth. Although there was a slight decline in enrollment during the great recession, the District returned to rates of enrollment growth seen prior to those years. The District expects to continue to see an increase in enrollment over time. Much of the land within district and urban growth boundaries has yet to be developed. In addition, the city is considering expansion of their urban growth boundary to allow for significant additional residential development. Future K-12 enrollment is projected to increase by as much as 33%, or 810 students over the next 6 years. The majority of the growth is anticipated at the

elementary and middle school levels and there isn't sufficient capacity in the existing elementary and middle schools to serve the growth. The District may need to acquire property and build a fourth-elementary school and/or add capacity at the existing elementary schools. With the addition of a fourth elementary school the District would move their fifth-grade students to the elementary level in order to provide sufficient capacity at the middle school level. Construction of a new high school which opened in 2015 added sufficient capacity to serve forecast growth at the high school for the next six years.

Impact fees have been calculated using the formula in the City of Woodland and Clark County School Impact Fee Ordinances. See Appendix A. The District is requesting \$5,900 per single family and multi-family unit.

## **SECTION 2 DISTRICT EDUCATIONAL PROGRAMS AND STANDARD OF SERVICE**

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's educational program. The educational program components which drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of modular classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. In addition to basic education programs, other programs such as special education, bilingual education, pre-school, and art and music must be accommodated. These programs can have a significant impact on the available student capacity of school facilities.

The District educational program guidelines, which directly affect school capacity are outlined below for elementary, middle, and high school grade levels.

- **Elementary Schools:** Average class size for elementary classrooms is estimated at 21 students. The District provides full day kindergarten. The actual number of students in an individual classroom depends on the above factors. Elementary school capacity is calculated utilizing only classroom spaces containing a basic education teacher and his/her complement of students. Students may be pulled out to attend additional programs (which may also be held in classrooms, if there is no designated space available). Working building capacity calculations do not include classrooms used for these special programs, such as resource rooms, learning support centers, computer labs, and self-contained special education classrooms.
- **Middle Schools:** Average class size for middle school classrooms is estimated at 26 students. The actual number of students in an individual classroom depends on the above factors. Middle school capacity is calculated utilizing the number of basic education teaching stations and applying a utilization factor of 85.7%. Working building capacity calculations do not include classrooms used for resource rooms, computer labs, and self-contained special education classrooms.
- **High Schools:** Average class size for high school classrooms is estimated at 26 students. The actual number of students in an individual classroom depends on the above factors. High school capacity is

calculated utilizing the number of basic education teaching stations and applying a utilization factor of 83.3%. Capacity calculations do not include classrooms used for resource rooms, computer labs, and self-contained special education classrooms.

### SECTION 3 CAPITAL FACILITIES INVENTORY

This section identifies the capital facilities owned and operated by the District including schools, modulars, undeveloped land, and support facilities. In the fall of 2019 the elementary schools of Woodland Public School District are being reconfigured from serving district-wide grade bands, to serving K-4 students from three different attendance areas.

#### A. Elementary Schools

Elementary School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Columbia Elementary School (K-4)	600 Bozarth Avenue Woodland, WA 98674	1972	59,296	399	19 <sup>1</sup>
Yale Elementary School (K-4)	11842 Lewis River Road Ariel, WA 98603	1962	8,703	63	3
North Fork Elementary School (K-4)	2250 Lewis River Road Woodland, WA 98674	1997	54,718	441	21
<b>TOTALS:</b>				<b>903</b>	<b>43</b>

The District provides full day kindergarten at all elementary schools.

#### B. Middle School

Middle School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Woodland Middle School (5-8)	755 Park Street Woodland, WA 98674	1950	86,271	846	38

Middle school capacity is based on class size and the utilization factor.

<sup>1</sup> This elementary school was originally a Junior High School. It had two locker rooms that have been converted to serve as small classrooms to the teaching of art and music. Because of substandard lighting and air quality these spaces are not suitable for regular classroom use and are therefore not counted as teaching stations.

### C. High School

High School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Woodland High School (9-12)	1500 Dike Access Road Woodland, WA 98674	2015	152,830	866	40

High school capacity is based on class size and a utilization factor.

### D. Alternative Schools

Middle School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Lewis River Academy (K-8)	800 Third Street Woodland, WA 98674	1950	2,417	48	2
TEAM High (9-12)	757 Park Street Woodland, WA 98674	2011	1,700	60	2

Students attending alternative programs are counted in the District's enrollment, but they are served in non-traditional settings (like the TEAM double classroom portable). For purposes of planning for future growth, and existing capacity, the District does not anticipate expanding alternative program facility capacity and is not including existing capacity in the capacity that exists for forecast growth.

### E. Portables Inventory

Facility Type	No. of Portable Classrooms*	No. of Portables used as Interim Teaching Stations	Interim Capacity
Elementary Schools	16	6	336
Middle School	10	1	260
High Schools	2 (TEAM)	1 Double Classroom	60
<b>TOTALS:</b>	<b>28</b>	<b>7</b>	<b>656</b>

\*The District owns a total of 28 portables. Many have been refurbished to extend their useful life. If the District's growth exceeds capacity that can be provided in current facilities, students may be temporarily served in portables.

### F. Support Facilities

Type	Location
School District Offices	Woodland Middle School Campus
Technology and Maintenance Facilities	Woodland Middle School Campus
Transportation Center (KWRL)	989 Frazier Lane Woodland, WA 98674



## G. Land Inventory

The District owns 10 acres of property located at 11842 Lewis River Road in Ariel Washington. This land is currently being leased to the Cowlitz-Skamania County Fire Dist. #7, and the Yale Valley Library District.

### SECTION 4 STUDENT ENROLLMENT PROJECTIONS

The District's six-year enrollment projections are based on an estimate by the Office of the Superintendent of Public Instruction (OSPI). OSPI estimates future enrolment for all Washington State school districts using a modified cohort survival methodology. This methodology estimates how many students in one year will attend the next grade the following year by looking at historical data. The methodology also forecasts how many new kindergarten students will enroll based on the number of live births in the county and historical averages for the number children that enter kindergarten relative to the number of live births. The OSPI enrollment forecast is conservative; it does not account for local development such as is anticipated in Woodland. The District had an enrollment analysis and forecast prepared by the economic and development firm E.D. Hovee & Company in January, 2019. The E.D Hovee analysis and forecast looked at high growth based on anticipated residential development in the City of Woodland. The District will monitor enrollment and growth and may update this CFP when the anticipated residential development occurs, should growth occur the more accelerated rate analyzed by E.D. Hovee.

#### Projected Enrollment (OSPI Cohort Survival) 2019 – 2025

Grade	2019	2020	2021	2022	2023	2024	2025
K-4	992	1020	1061	1115	1152	1197	1244
5-8	727	775	788	820	886	909	943
9-12	769	784	821	825	804	858	876
<b>TOTALS:</b>	<b>2488</b>	<b>2579</b>	<b>2670</b>	<b>2760</b>	<b>2842</b>	<b>2964</b>	<b>3063</b>

As shown above, the District anticipates an increase of 575 students over the next six years. Of the 575 students, 252 will be elementary school students, 216 will be middle school students and 107 will be high school students. The facility needs to serve this growth are discussed in Section 5.

### SECTION 5 CAPITAL FACILITY NEEDS

The District's facility needs are determined by looking subtracting the existing capacity from the 2026 projected student enrollment. The resulting deficit is the number of students who cannot be housed in permanent facilities, or the facility needs.

**A. Projected Facility Capacity Needs**

Type of Facility	2018 Capacity	2025 Projected Enrollment	2025 Facility Need
Elementary	903	1244	341
Middle	846	943	97
High	866	876	10

In 2015 the District completed construction of a new high school that has capacity to serve 866 students. This additional capacity will address the High School needs over the next six years. To serve forecast growth at the elementary and middle school level, the District will need to construct a fourth elementary school and reconfigure grades so fifth grade students attend elementary schools, which will provide more capacity at the middle school. The cost to build the high school to add capacity, which is available to serve forecast growth, and the cost to add elementary school capacity are the primary facility needs. Because future growth will require acquisition of real property for additional school sites, and the temporary use of portables, these improvements are also listed as facility capacity needs.

**B. 6-Year Plan – Facility Capacity Needs**

Project Description	Capacity	Cost
High School <sup>1</sup>	866	\$58,793,057
New Elementary School	450	\$19,687,500 <sup>2</sup>
Real Property	450	\$2,000,000
Portables	0 <sup>3</sup>	\$200,000
<b>TOTAL:</b>	<b>1,316</b>	<b>\$80,680,557</b>

<sup>1</sup>The District added capacity in 2015 that is available to serve forecast growth. New development, which places demands on the high school and will use the capacity that has been provided, will contribute a small portion of the cost through the payment of school impact fees. School impact fees can be used to pay the debt service incurred to provide capacity at the high school.

<sup>2</sup>The cost is based on \$363.31 per sq ft and 120 sq ft per student, which is cost and sq ft for an elementary school that was bid in 2019 in Clark County Washington. Other schools are coming in at a higher price per sq ft so the estimate is conservative.

<sup>3</sup> Because the portables provide interim or temporary capacity, and the real property does not provide capacity until a school is built on it, these improvements on their own do not add capacity. The District is not including the cost of these improvements in the impact fee calculation.

To accommodate growth on a short term and immediate basis, the Woodland School District may purchase and utilize portable classrooms and this plan incorporates those facilities and the equipment and furniture necessary to equip these classrooms in the District’s facility plan. Impact fee revenue can be available to fund portable facilities if these facilities are needed to serve growth.

Added Facility Capacity	Total	Impact Fees	State Construction Funds	Bonds
Secured	\$60,120,000	\$120,000	\$12,000,000	\$48,000,000
Unsecured	\$20,560,557	\$495,000*	\$0**	\$20,065,557

**C. Six-Year Financing Plan**

\*Assumes collection of impact fees in an amount equal to the amount of unsecured funds the District must have.

\*\* Assumes the District will not qualify or seek funds from the state construction assistance program.

**General Obligation Bonds**

Bonds are used to fund site acquisition, construction of new schools, and other capital improvement projects. A 60% majority vote is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. In 2012 the District voters approved a \$52.8 million dollar bond to fund construction of the high school and other facility improvements. Another bond will be required to pay costs for a new elementary school.

**State Construction Funds**

State construction funds primarily come from the Common School Construction Fund (the “Fund”). School districts may qualify for State construction funds for specific capital projects based on eligibility requirements and a state prioritization system. Based on the District’s assessed valuation per student and the formula in the State regulations, the District is currently eligible for state construction funds for new schools at the 60.86 match level. The District received \$12,000,000 for construction of the new high school and may not be eligible for additional funds if a new elementary school is needed in the next six years.

**Impact Fees**

The collection of school impact fees generates partial funding for construction of public facilities needed to accommodate new development. School impact fees are collected by the Cities and County on behalf of the District. Impact fees are calculated based on a formula, which includes the portion of District construction resulting in increased capacity in schools. The District has approximately \$120,000 in impact fees in its capital projects fund and needs at approximately \$500,000 to cover the costs to build new schools that will serve forecast growth.

**SECTION 6  
SCHOOL IMPACT FEES**

The Growth Management Act (GMA) authorizes local jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development.

Local jurisdictions in Clark County have adopted impact fee programs that require school districts to prepare and adopt Capital Facilities Plans. Impact fees are calculated in accordance with the jurisdiction’s formula, which is based on school facility costs to serve new growth.

The District's impact fees have been calculated utilizing the formula in the Clark County and the City of Woodland Impact Fee Ordinances. The resulting figures, in the attached Appendix A are based on the District's cost per dwelling unit to build the new facilities which add capacity that is needed to serve new development. Credits have also been applied in the formula to account for State Match funds the District receives and projected future property taxes that will be paid by the owner of the dwelling unit.

The District recommends collection of school impact fees in the following amounts:

Single Family: \$5900

Multi Family: \$5900

**Woodland School District  
2019 School Impact Fee**

**APPENDIX A**

$$SIF = \left[ CS(SF) - (SM) - \left( \frac{(1+i)^{10} - 1}{i(1+i)^{10}} \times AAV \times TLR \right) \right] \times A - FC$$

**Single Family Residence:**

Elementary	Middle School	High School
\$19,687,500.00	\$0.00	\$58,793,057.00
450	600	866
\$43,750.00	\$0.00	\$67,890.37
0.190	0.100	0.140
<b>\$8,312.50</b>	<b>\$0.00</b>	<b>\$9,504.65</b>
\$225.97	\$225.97	\$225.97
90.00	117.00	130.00
65.06%	65.06%	65.06%
\$2,513.98	\$0.00	\$2,675.69
<b>\$5,798.52</b>	<b>\$0.00</b>	<b>\$6,828.96</b>
		<b>\$12,627.48</b>
		0.00395
		0.040209559
		0.004108828
		9.786138967
		\$355,804.32
		3481950.52
		0.00163
		\$5,686.03
		<b>\$6,941.46</b>
		\$1,041.22
		\$5,900.24
		<b>\$5,900</b>

Formula
Facility Cost
Additional Capacity
Cost per Student (CS)
Student Factor (SF)
<b>CS x SF</b>
Boeck Index
OSPI Sq Ft
State Match Eligibility %
State Match Credit (SM)
<b>CS x SF - SM</b>
<b>Cost per Single Family Residence</b>
Average Interest Rate
Tax Credit Numerator
Tax Credit Denominator
Tax Credit Multiplier (TCM)
Average Assessed Value (AAV)
TCM x AAV
Tax Levy Rate (TLR)
<b>TCM x AAV x TLR = (TC)</b>
<b>Cost per Single Family Residence - Tax Credit</b>
15% reduction (A)
Calculated Single Family Fee Amount
<b>RECOMMENDED IMPACT FEE</b>

**Multi-Family Residence:**

Elementary	Middle School	High School
\$19,687,500.00	\$0.00	\$58,793,057.00
450	600	866
\$43,750.00	\$0.00	\$67,890.37
0.440	0.200	0.230
<b>\$19,250.00</b>	<b>\$0.00</b>	<b>\$15,614.78</b>
\$225.97	\$225.97	\$200.40
90.00	117.00	130.00
65.06%	65.06%	65.06%
\$5,821.84	\$0.00	\$3,898.37
<b>\$13,428.16</b>	<b>\$0.00</b>	<b>\$11,716.42</b>
		<b>\$25,144.58</b>
		0.00395
		0.040209559
		0.004108828
		9.786138967
		\$184,527.58
		1805812.54
		0.00163
		\$2,948.89
		<b>\$22,195.69</b>
		\$3,329.35
		\$18,866.33
		<b>\$5,900</b>

Formula
Facility Cost
Additional Capacity
Cost per Student (CS)
Student Factor (SF)
<b>CS x SF</b>
Boeck Index
OSPI Sq Ft
State Match Eligibility %
State Match Credit (SM)
<b>CS x SF - SM</b>
<b>Cost per Multi-Family Residence</b>
Average Interest Rate
Tax Credit Numerator
Tax Credit Denominator
Tax Credit Multiplier (TCM)
Average Assessed Value (AAV)
TCM x AAV
Tax Levy Rate (TLR)
<b>TCM x AAV x TLR = (TC)</b>
<b>Cost per Multi-Family Residence - Tax Credit</b>
15% reduction (A)
Calculated Multi-Family Fee Amount
<b>RECOMMENDED IMPACT FEE</b>

**From:** [Eliza Cornelison](#)  
**To:** [Kay, Jenna](#)  
**Subject:** Woodland School District SEPA Checklist and DNS  
**Date:** Tuesday, March 26, 2019 3:58:43 PM  
**Attachments:** [Woodland SEPA Checklist 2019.pdf](#)  
[Woodland DNS Signed.pdf](#)

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**CAUTION:** This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jenna,

Due to the typos in the Woodland School District SEPA Checklist and DNS we have updated and are reissuing the checklist and DNS. The typos discovered and revised do not have a substantive impact on the evaluation of environmental impacts.

Thank you!

**Eliza Cornelison**

Legal Services Coordinator for

Marnie Allen, Assistant Superintendent | Human Resources and Legal Services

Educational Service District 112

360-952-3305 | [eliza.cornelison@esd112.org](mailto:eliza.cornelison@esd112.org)

2500 NE 65 Avenue, Vancouver, WA 98661

## DETERMINATION OF NONSIGNIFICANCE

Issued with a 14 day comment period

### Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single course of action:

1. The adoption of the Woodland School District's Capital Facilities Plan 2019-2025 by the Woodland School District No. 404 for the purposes of planning for the facilities needs of the District; and
2. The amendment of the Clark County Comprehensive Plan to include the Woodland School District's Capital Facilities Plan 2019-2025 as part of the Capital Facilities Element of the County Comprehensive Plan.
3. The amendment of the City of Woodland Comprehensive Plan to include the Woodland School District's Capital Facilities Plan 2019-2025 as part of the Capital Facilities Element of the City of Woodland Comprehensive Plan.

Proponent: Woodland School District No. 404

### Location of the Proposal:

The Woodland School District is located in southwest Washington and serves residents from the City of Woodland and from two counties, Clark and Cowlitz.

### Lead Agency:

Woodland School District No. 404

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

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4 p.m., April 9, 2019. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Michael Green  
Superintendent  
Woodland School District No. 404

Telephone: (360) 841-2700

Address: Woodland School District No. 404  
800 Second Street  
Woodland, WA 98674

Signature:   
Michael Green, Superintendent

Date of Issue: March 26, 2019

Date Published: March 26, 2019



# **SEPA ENVIRONMENTAL CHECKLIST**

**UPDATED 2019**  
**REVISED AND REISSUED**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. background**

### **1. Name of proposed project, if applicable:**

The adoption of the 2019-2025 Woodland School District Capital Facilities Plan (“Capital Facilities Plan”) for the purposes of planning for the District’s facilities needs. Clark County and the city of Woodland will incorporate the District’s Capital Facilities Plan into their Comprehensive Plans. A copy of the District’s Capital Facilities Plan is available for review in the District’s offices.

### **2. Name of applicant:**

Woodland School District No. 404

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

Educational Service District 112  
2500 NE 65<sup>th</sup> Avenue  
Vancouver, WA 98661

Contact person: Marnie Allen, Assistant Superintendent of Human Resources and Legal Services, Educational Service District 112  
Telephone: (360) 952-3495

### **4. Date checklist prepared:**

March 20, 2019

### **5. Agency requesting checklist:**

Woodland School District No. 404

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

The Capital Facilities Plan is scheduled to be adopted on April 8, 2019. After adoption, the District will forward the Capital Facilities Plan to Clark County and the City of Woodland for inclusion in the Comprehensive Plan. The district will continue to update the Capital Facilities Plan. The project included in the Capital Facilities Plan have been or will be subject to project-level environmental review when appropriate. Facilities will be designed and constructed in accordance with RCW 39.35D.040 high performance building standards.

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

The Capital Facilities Plan sets forth the capital improvement projects that the District plans to implement over the next six years.

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

The project included in the Capital Facilities Plan have undergone will undergo additional environmental review, when appropriate, as they are developed.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None known.

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

The District anticipates that Clark County and the City of Woodland will adopt the Capital Facilities Plan and incorporate into their Comprehensive Plans.

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

This is a non-project action. This proposal involves the adoption of the 2019-2025 Woodland School District Capital Facilities Plan for the purpose of planning the District's facilities needs. The District's Capital Facilities Plan will be incorporated into the Clark County and the City of Woodland Comprehensive Plan. The project included in the Capital Facilities Plan have been or will be subject to project-level environmental review when appropriate. Project will be constructed in accordance with high-performance building standards as required under RCW 39.34D.040. A copy of the Capital Facilities Plan may be viewed at the District's offices.

**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 Capital Facilities Plan will affect the Woodland School District. The District is located in southwest Washington and serves residents from the City of Woodland and from two counties, Clark and Cowlitz. The district is bordered on the north by Kalama School District and the south by four school districts-- Ridgefield, La Center, Green Mountain and Battle Ground School Districts. The Washougal School District and Stevenson-Carson School District are to the east. A detailed map of the District's boundaries can be viewed at the District's offices.

**B. ENVIRONMENTAL ELEMENTS**

## 1. Earth

### a. General description of the site

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

The Woodland School District is comprised of a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which the projects included in the Capital Facilities Plan are located have been or will be identified during project-level environmental review when appropriate.

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

Specific slope characteristics at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review.

### 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.

Specific soil types found at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project level environmental review when appropriate.

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

Unstable soils may exist within Woodland School District. Specific soil limitations on individual project sites have been or will be identified at the time of project-level environmental review when appropriate.

### 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.

Individual projects included in the Capital Facility Plan have been or will be subject when appropriate, to project-level environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of any fill materials to be used have been or will be identified at that time.

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

It is possible that erosion could occur as a result of the construction projects currently proposed in the Capital Facilities Plan. The erosion impacts of the individual projects have been or will be evaluated on a site-specific basis at the time of project-level environmental review when appropriate. Individual project have been or will be subject to local approval processes.

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

The construction projects included in the Capital Facilities Plan have required or will require the construction of impervious surfaces. The extent of any impervious cover constructed will vary with

each project included in the Capital Facilities Plan. This issue has been addressed during project-level environmental review when appropriate.

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

The erosion potential of the projects included in the Capital Facilities Plan and appropriate control measures have been or will be addressed during project-level environmental review when appropriate. Relevant erosion reduction and control requirements have been or will be met.

**2. Air**

**a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Various emissions, many construction-related, may result from the individual projects included in the Capital Facilities Plan. The air-quality impacts of each project have been or will be evaluated during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

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

Any off-site sources of emissions or odor that may affect the individual projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

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

The individual projects included in the Capital Facilities Plan have been or will be subject to project-level environmental review and relevant local approval processes when appropriate. The District has been or will be required to comply with all applicable air regulations and air permit requirements. Proposed measures specific to the individual projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

**3. Water**

**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.**

There is a network of surface bodies within the Woodland School District. The surface water bodies that are in the immediate vicinity of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate. When necessary, the surface water regimes and flow patterns have been or will be researched and incorporated into the designs of the individual projects.

**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.**

The projects included in the Capital Facilities Plan may require work near the surface water located within the Woodland School District. Applicable local approval requirements have been or will be satisfied.

**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.**

Information with respect to the placement or removal of fill and dredge material as a component of the projects included in the Capital Facilities Plan has been or will be addressed during project-level environmental review when appropriate. Applicable local regulations have been or will be satisfied.

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

Any surface water withdrawals or diversions required in connection with the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

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

Each project included in the Capital Facilities Plan, if located in a floodplain area, has been or will be required to meet applicable local regulations for flood areas.

**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.**

Specific information regarding the discharge of waste materials that may be required as a result of the projects included in the Capital Facilities Plan has been or will be addressed during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

**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.**

Individual projects included in the Capital Facilities Plan may impact groundwater resources. The impact of the individual projects included in the Capital Facilities Plan on groundwater resources has been or will be addressed during project-level environmental review when appropriate. Each project has been or will be subject to applicable local regulations. Please see the Supplemental Sheet for Nonproject Actions.

**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.**

The discharges of waste material that may take place in connection with the projects included in the Plan have been or will be addressed during project-level environmental review.

**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.**

Individual projects included in the Capital Facilities Plan may have stormwater runoff consequences. Specific information regarding the stormwater impacts of each project has been or will be provided during project-level environmental review when appropriate. Each project has been or will be subject to applicable local stormwater regulations.

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

The projects included in the Capital Facilities Plan may result in the discharge of waste materials into ground or surface waters. The specific impacts of each project on ground and surface waters have been or will be identified during project-level environmental review when appropriate. Each project has been or will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters. Please see the Supplemental Sheet for Nonproject Actions.

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

The projects included in the Capital Facilities Plan may affect drainage patterns. The specific impacts projects may have on drainage patterns will be identified and addressed during project-level review. Each project will be subject to all applicable regulations.

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

Specific measures to reduce or control runoff impacts associated with the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

**4. Plants**

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

\_\_\_\_deciduous tree: alder, maple, aspen, other

- \_\_\_ evergreen tree: fir, cedar, pine, other
- \_\_\_ shrubs
- \_\_\_ grass
- \_\_\_ pasture
- \_\_\_ crop or grain
- \_\_\_ Orchards, vineyards or other permanent crops.
- \_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- \_\_\_ water plants: water lily, eelgrass, milfoil, other
- \_\_\_ other types of vegetation

A variety of vegetative zones are located within the Woodland School District. Inventories of the vegetation located on the sites of the project proposed in the Capital Facilities Plan have been or will be developed during project-level environmental review when appropriate.

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

Some of the projects included in the Capital Facilities Plan may require the removal or alteration of vegetation. The specific impacts on vegetation of the project included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

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

The specific impacts to these species from the individual project included in the Capital Facilities Plan have been or will be determined during project-level environmental review when appropriate.

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

Measures to preserve or enhance vegetation at the sites of the projects included in the Capital Facilities Plan have been or will be determined during project-level environmental review when appropriate.

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

Noxious weeds and invasive species located on the sites of the projects proposed in the Capital Facilities Plan have been or will be identified and addressed during project-level environmental review when appropriate.

**5. Animals**

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

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_



An inventory of species that have been observed on or near the sites of the projects proposed in the Capital Facilities Plan has been or will be developed during project-level environmental review when appropriate.

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

Inventories of threatened or endangered species known to be on or near the sites of the project included in the Capital Facilities Plan have been or will be developed during project-level environmental review when appropriate.

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

The impacts of the projects included in the Capital Facilities Plan on migration routes have been or will be addressed during project-level environmental review when appropriate.

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

Appropriate measures to preserve or enhance wildlife have been or will be determined during project-level environmental review when appropriate.

**e. List any invasive animal species known to be on or near the site.**

None known. If invasive animal species are discovered on or near the sites of the projects proposed in the Capital Facilities Plan, they will be addressed during project-level environmental review when appropriate.

**6. Energy and natural resources**

**a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

The State Board of Education requires the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the projects included in the Capital Facilities Plan have been or will be determined during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

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

The impacts of the projects included in the Capital Facilities Plan on the solar potential of adjacent projects have been or will be addressed during project-level environmental review when appropriate.

**c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

Energy conservation measures proposed in connection with the projects included in the Capital Facilities Plan have been or will be considered during project-level environmental review when appropriate.

## 7. Environmental health

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

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

None known. If contamination is discovered at sites for projects in the Capital Facilities Plan it will be addressed during project-level review.

#### 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.

None known. If chemicals or conditions are discovered at sites for projects in the Capital Facilities Plan they will be addressed during project-level review.

#### 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.

This will be addressed during project-level review.

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

Please see the Supplemental Sheet for Nonproject Actions.

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

The projects included in the Capital Facilities Plan comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-level environmental review and local approval at the time they are developed, when appropriate.

### b. Noise

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

A variety of noises from traffic, construction, residential, commercial, and industrial areas exist within the Woodland School District. The specific noise sources that may affect the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

**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.**

The projects included in the Capital Facilities Plan may create normal construction noises that will exist on short-term basis only. The construction projects could increase traffic around the construction sites on a short-term basis. None of these potential increases is expected to be significant. Please see the Supplemental Sheet for Nonproject Actions.

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

The projected noise impacts of the projects included in the Capital Facilities Plan have been or will be evaluated and mitigated during project-level environmental review when appropriate. Each project is or will be subject to applicable local regulations.

**8. Land and shoreline use**

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

There are a variety of land uses within the Woodland School District, including residential, commercial, industrial, institutional, utility, open space, recreational, etc. The Capital Facilities Plan does not affect current land uses on adjacent properties.

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

Farm or forest uses on property that is developed with schools as generally identified in the Capital Facilities Plan will be identified and described during project-level review. The adoption of the Capital Facilities Plan does not convert use of farm or forest lands.

**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:**

Adoption of the Capital Facilities Plan does not affect surrounding working farm or forest farms. If construction of the facilities identified in the Plan affect surrounding farm or forest land operations, the impacts will be identified and addressed during project-level review.

**c. Describe any structures on the site.**

The structures located on the sites for the projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

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

The structures that will be demolished as a result of the projects included in the Capital Facilities Plan, if any, have been or will be identified during project-level environmental review when appropriate.

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

The sites that are covered under the Capital Facilities Plan have a variety of zoning classifications under the applicable zoning codes. Site-specific zoning information has been or will be identified during project-level environmental review when appropriate.

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

Inventories of the comprehensive plan designations for the sites of the projects included in the Capital Facilities Plan have been or will be completed during project-level environmental review when appropriate.

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

Shoreline master program designations of the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

Any environmentally sensitive areas located on the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

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

The Woodland School District currently serves over 2,400 students. Enrollment is expected to increase to over 3,000 students by 2025.

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

Any displacement of people caused by the projects included in the Capital Facilities Plan has been or will be evaluated during project-level environmental review when appropriate. However, it is not anticipated that the Capital Facilities Plan, or any of the projects contained therein, will displace any people.

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

Individual projects included in the Capital Facilities Plan will be subject to project-level environmental review and local approval when appropriate. Proposed mitigating measures have been or will be developed at that time, when necessary.

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

The compatibility of the specific projects included in the Capital Facilities Plan with existing uses and plans has been or will be assessed as part of the comprehensive planning process and during project-level environmental review when appropriate.

**m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**

The compatibility of the specific projects in the Capital Facilities Plan with nearby agricultural and forest lands of long-term commercial significance will be assessed during project-level environmental review, where appropriate.

**9. Housing**

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

No housing units would be provided in connection with the completion of the projects included in the Capital Facilities Plan.

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

It is not anticipated that the projects included in the Capital Facilities Plan will eliminate any housing units. The impacts of the projects included in the Capital Facilities Plan on existing housing have been or will be evaluated during project-level environmental review when appropriate. Potential impacts that school impact fees could have on housing are too speculative to quantify or evaluate. Housing has not been eliminated in the past due to school impact fees.

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

Measures to reduce or control any housing impacts caused by the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

**10. Aesthetics**

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

The aesthetic impacts of the projects included in the Capital Facility Plan have been or will be addressed during project-level environmental review when appropriate.

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

The aesthetic impacts of the projects included in the Capital Facility Plan have been or will be addressed during project-level environmental review when appropriate.

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

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be determined on a project-level basis when appropriate.

## 11. Light and glare

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

The light or glare impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

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

The light or glare impacts of the projects in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

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

Off-site sources of light or glare that may affect the projects included in the Capital Facilities Plan have been or will be evaluated during project-level environmental review when appropriate.

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

Proposed measures to mitigate light and glare impacts have been or will be addressed during project-level environmental review when appropriate.

## 12. Recreation

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

There are a variety of formal and informal recreational facilities within the Woodland School District.

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

The recreational impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate. The projects included in the Capital Facilities Plan may enhance recreational opportunities and uses.

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

Adverse recreational effects of the projects included in the Capital Facilities Plan have been or will be subject to mitigation during project-level environmental review when appropriate. School facilities usually provide recreational facilities to the community in the form of play fields and gymnasiums.

## 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

There are no known places or objects listed on, or proposed for, such registers for the project sites included in the Capital Facilities Plan. The existence of historic and cultural resources on or next to the sites has been or will be addressed in detail during project-level environmental review when appropriate.

- 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.**

There are no known places objects listed on, or proposed for, such registers for the project sites included in the Capital Facilities Plan. The existence of historic and cultural resources on or next to the sites has been or will be addressed in detail during project-level environmental review when appropriate.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

The methods that are used to assess impacts on cultural and historic resources on or near sites identified for projects in the Capital Facilities Plan will be described during project-level review.

- 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.**

The measures used to avoid, minimize or compensate for loss, changes or disturbances to resources will be developed and described based on features and needs for specific sites during project-level review as appropriate.

#### **14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The impact on public streets and highways of the individual projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

- 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?**

The relationship between the specific projects included in the Capital Facilities Plan and public transit have been or will be addressed during project-level environmental review when appropriate.

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

Inventories of parking spaces located at the sites of the projects included in the Capital Facilities Plan and the impacts of specific projects on parking availability have been or will be conducted during project-level environmental review when appropriate.

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

The need for new streets or roads, or improvements to existing streets and roads has been or will be addressed during project-level environmental review when appropriate.

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

Use of water, rail or air transportation has been or will be addressed during project-level environmental review when appropriate.

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

The traffic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

**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.**

The District does not anticipate that the projects identified in the Capital Facilities Plan will interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

The mitigation of traffic impacts associated with the projects included in the Capital Facilities Plan has been or will be addressed during project-level environmental review when appropriate.

**15. Public services**

**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.**

The District does not anticipate that the projects identified in the Capital Facilities Plan will significantly increase the need for public services.

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



New school facilities have been or will be built with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems.

**16. Utilities**

**a. Circle utilities currently available at the site:**

**Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,**

**Other \_\_\_\_\_**

Electricity, natural gas, water, refuse service, telephone, and sanitary sewer utilities are available at the known sites of the projects included in the Capital Facilities Plan. The types of utilities available at specific project sites have been or will be addressed in more detail during project-level environmental review when appropriate.

**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.**

Utility revisions and construction needs have been or will be identified during project-level environmental review when appropriate.

**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: Marnie Allen

Name of signee Marnie Allen

Position and Agency/Organization: Assistant Superintendent of Human Resources and Legal Services, Educational Service District 112

Date Submitted: 3/20/2019

**D. Supplemental sheet for nonproject actions**

**(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?**

To the extent the Capital Facilities Plan makes it more likely that school facilities will be constructed, some of the environmental impacts will be more likely. Additional impermeable surfaces, such as roofs, access roads, and sidewalks could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed pursuant to the Capital Facilities Plan could result in air emissions. The projects included in the Capital Facilities Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, although the projects included in the Capital Facilities Plan will increase the District's student capacities.

**Proposed measures to avoid or reduce such increases are:**

Proposed measures to mitigate any such increases described above have been or will be addressed during project-level environmental review when appropriate. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements.

**2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

The Capital Facilities Plan itself will have no impact on these elements of the environment. The projects included in the Capital Facilities Plan may require clearing of the plats off of the project sites and a loss to animal habitat. These impacts have been or will be addressed in more detail during project-level environmental review when appropriate. The projects included in the Plan are not likely to generate significant impacts on fish or marine life.

**Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

Specific measures to protect and conserve plants, animals, and fish cannot be identified at this time. Specific mitigation proposals will be identified, however, during project-level environmental review when appropriate.

**3. How would the proposal be likely to deplete energy or natural resources?**

The construction of the projects included in the Capital Facilities Plan will require the consumption of energy.

**Proposed measures to protect or conserve energy and natural resources are:**

The projects included in the Capital Facilities Plan will be constructed in accordance with applicable energy efficiency standards and in accordance with high-performance building standards.

**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?**

The Capital Facilities Plan and individual projects contained therein should have no impact on these resources.

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

Appropriate measures have been or will be proposed during project-level environmental review when appropriate. Updates of this Plan will be coordinated with Clark County as part of the Growth Management Act process, one of the purposes of which is to protect environmentally sensitive areas. To the extent the District's facilities planning process is part of the overall growth management planning process, these resources are more likely to be protected.

**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?**

The Capital Facilities Plan will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans. The District does not anticipate that the Capital Facilities Plan or the projects contained therein will directly affect land and shoreline uses in the area served by the District.

**Proposed measures to avoid or reduce shoreline and land use impacts are:**

No measure to avoid or reduce land use impacts results from the Capital Facilities Plan or the projects contained therein are proposed at this time.

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

The construction projects included in the Capital Facilities Plan may create temporary increases in the District's need for public services and utilities. New or expanded facilities may increase the District's demands on transportation and utilities. These increases are not expected to be significant.

**Proposed measures to reduce or respond to such demand(s) are:**

No measures to reduce or respond to such demands are proposed at this time.

**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The Capital Facilities Plan will not conflict with any laws or requirements for the protection of the environment.

**From:** [Eliza Cornelison](#)  
**To:** [Kay, Jenna](#)  
**Cc:** [Marnie Allen](#); [Green, Michael](#)  
**Subject:** Woodland School District DNS  
**Date:** Friday, March 8, 2019 1:04:43 PM  
**Attachments:** [Woodland SEPA Checklist.pdf](#)  
[Woodland SEPA DNS 2019.pdf](#)  
[2019 DNS Letter to Clark County.pdf](#)

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Hi Jenna,

Attached please find a Determination of Non-Significance ("DNS") and an Environmental Checklist for the adoption of the 2019-2025 Capital Facilities Plan of the Woodland School District No. 404.

Thank you,  
Eliza

**Eliza Cornelison**

Legal Services Coordinator for

Marnie Allen, Assistant Superintendent | Human Resources and Legal Services

Educational Service District 112

360-952-3305 | [eliza.cornelison@esd112.org](mailto:eliza.cornelison@esd112.org)

2500 NE 65 Avenue, Vancouver, WA 98661

**MARNIE ALLEN**  
**ESD 112 ATTORNEY**  
LEGAL SOLUTIONS FOR SCHOOLS

March 8, 2019

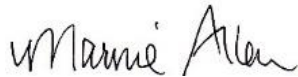
Jenna Kay  
Clark County  
Department of Community Planning  
P.O. Box 9810  
Vancouver, WA 98666-9810

Dear Ms. Kay:

On behalf of the Woodland School District, enclosed are a Determination of Non-Significance ("DNS") and an Environmental Checklist for the adoption of the 2019-2025 Capital Facilities Plan of the Woodland School District No. 404.

The comment period on the DNS expires at 4pm, on March 22, 2019. The Board is scheduled to adopt the Capital Facilities Plan and impact fees on April 8, 2019. We will forward you a copy of the Plan and impact fees that the Board adopts. Please call if you have questions. Thank you.

Sincerely,



Marnie Allen

c: Michael Green, Superintendent, Woodland School District

ec

Enclosures

## DETERMINATION OF NONSIGNIFICANCE

Issued with a 14 day comment period

### Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single course of action:

1. The adoption of the Woodland School District's Capital Facilities Plan 2019-2025 by the Woodland School District No. 404 for the purposes of planning for the facilities needs of the District; and

2. The amendment of the Clark County Comprehensive Plan to include the Woodland School District's Capital Facilities Plan 2019-2025 as part of the Capital Facilities Element of the County Comprehensive Plan.

3. The amendment of the City of Woodland Comprehensive Plan to include the Woodland School District's Capital Facilities Plan 2019-2025 as part of the Capital Facilities Element of the City of La Center Comprehensive Plan.

Proponent: Woodland School District No. 404

### Location of the Proposal:

The Woodland School District is located in southwest Washington and serves residents from the City of Woodland and from two counties, Clark and Cowlitz.

### Lead Agency:

Woodland School District No. 404

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

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4 p.m., March 22, 2019. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Michael Green  
Superintendent  
Woodland School District No. 404

Telephone: (360) 841-2700

Address: Woodland School District No. 404  
800 Second Street  
Woodland, WA 98674

Signature:



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Michael Green, Superintendent

Date of Issue: March 8, 2019

Date Published: March 8, 2019

# **SEPA ENVIRONMENTAL CHECKLIST**

**UPDATED 2019**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.



## **A. background**

### **1. Name of proposed project, if applicable:**

The adoption of the 2019-2025 Woodland School District Capital Facilities Plan (“Capital Facilities Plan”) for the purposes of planning for the District’s facilities needs. Clark County and the city of Woodland will incorporate the District’s Capital Facilities Plan into their Comprehensive Plans. A copy of the District’s Capital Facilities Plan is available for review in the District’s offices.

### **2. Name of applicant:**

Woodland School District No. 404

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

Educational Service District 112  
2500 NE 65<sup>th</sup> Avenue  
Vancouver, WA 98661

Contact person: Marnie Allen, Assistant Superintendent of Human Resources and Legal Services, Educational Service District 112  
Telephone: (360) 952-3495

### **4. Date checklist prepared:**

March 4, 2019

### **5. Agency requesting checklist:**

Woodland School District No. 404

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

The Capital Facilities Plan is scheduled to be adopted on April 8, 2019. After adoption, the District will forward the Capital Facilities Plan to Clark County and the City of Woodland for inclusion in the Comprehensive Plan. The district will continue to update the Capital Facilities Plan. The project included in the Capital Facilities Plan have been or will be subject to project-level environmental review when appropriate. Facilities will be designed and constructed in accordance with RCW 39.35D.040 high performance building standards.

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

The Capital Facilities Plan sets forth the capital improvement projects that the District plans to implement over the next six years.

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

The project included in the Capital Facilities Plan have undergone will undergo additional environmental review, when appropriate, as they are developed.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None known.

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

The District anticipates that Clark County and the City of Woodland will adopt the Capital Facilities Plan and incorporate into their Comprehensive Plans.

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

This is a non-project action. This proposal involves the adoption of the 2019-2025 Woodland School District Capital Facilities Plan for the purpose of planning the District's facilities needs. The District's Capital Facilities Plan will be incorporated into the Clark County and the City of Woodland Comprehensive Plan. The project included in the Capital Facilities Plan have been or will be subject to project-level environmental review when appropriate. Project will be constructed in accordance with high-performance building standards as required under RCW 39.34D.040. A copy of the Capital Facilities Plan may be viewed at the District's offices.

**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 Capital Facilities Plan will affect the Woodland School District. The District is located in southwest Washington and serves residents from the City of Woodland and from two counties, Clark and Cowlitz. The district is bordered on the north by Kalama School District and the south by four school districts-- Ridgefield, La Center, Green Mountain and Battle Ground School Districts. The Washougal School District is to the east. A detailed map of the District's boundaries can be viewed at the District's offices.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

#### **a. General description of the site**

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

The Woodland School District is comprised of a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which the projects included in the Capital Facilities Plan are located have been or will be identified during project-level environmental review when appropriate.

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

Specific slope characteristics at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review.

**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.**

Specific soil types found at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project level environmental review when appropriate.

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

Unstable soils may exist within Woodland School District. Specific soil limitations on individual project sites have been or will be identified at the time of project-level environmental review when appropriate.

**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.**

Individual projects included in the Capital Facility Plan have been or will be subject when appropriate, to project-level environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of any fill materials to be used have been or will be identified at that time.

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

It is possible that erosion could occur as a result of the construction projects currently proposed in the Capital Facilities Plan. The erosion impacts of the individual projects have been or will be evaluated on a site-specific basis at the time of project-level environmental review when appropriate. Individual project have been or will be subject to local approval processes.

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

The construction projects included in the Capital Facilities Plan have required or will require the construction of impervious surfaces. The extent of any impervious cover constructed will vary with each project included in the Capital Facilities Plan. This issue has been addressed during project-level environmental review when appropriate.

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

The erosion potential of the projects included in the Capital Facilities Plan and appropriate control measures have been or will be addressed during project-level environmental review when appropriate. Relevant erosion reduction and control requirements have been or will be met.

**2. Air**

**a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Various emissions, many construction-related, may result from the individual projects included in the Capital Facilities Plan. The air-quality impacts of each project have been or will be evaluated during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

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

Any off-site sources of emissions or odor that may affect the individual projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

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

The individual projects included in the Capital Facilities Plan have been or will be subject to project-level environmental review and relevant local approval processes when appropriate. The District has been or will be required to comply with all applicable air regulations and air permit requirements. Proposed measures specific to the individual projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

**3. Water**

**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.**

There is a network of surface bodies within the Woodland School District. The surface water bodies that are in the immediate vicinity of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate. When necessary, the surface water regimes and flow patterns have been or will be researched and incorporated into the designs of the individual projects.

- 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.**

The projects included in the Capital Facilities Plan may require work near the surface water located within the Woodland School District. Applicable local approval requirements have been or will be satisfied.

**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.**

Information with respect to the placement or removal of fill and dredge material as a component of the projects included in the Capital Facilities Plan has been or will be addressed during project-level environmental review when appropriate. Applicable local regulations have been or will be satisfied.

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

Any surface water withdrawals or diversions required in connection with the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

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

Each project included in the Capital Facilities Plan, if located in a floodplain area, has been or will be required to meet applicable local regulations for flood areas.

**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.**

Specific information regarding the discharge of waste materials that may be required as a result of the projects included in the Capital Facilities Plan has been or will be addressed during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

**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.**

Individual projects included in the Capital Facilities Plan may impact groundwater resources. The impact of the individual projects included in the Capital Facilities Plan on groundwater resources has been or will be addressed during project-level environmental review when appropriate. Each project has been or will be subject to applicable local regulations. Please see the Supplemental Sheet for Nonproject Actions.

**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.

The discharges of waste material that may take place in connection with the projects included in the Plan have been or will be addressed during project-level environmental review.

**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.**

Individual projects included in the Capital Facilities Plan may have stormwater runoff consequences. Specific information regarding the stormwater impacts of each project has been or will be provided during project-level environmental review when appropriate. Each project has been or will be subject to applicable local stormwater regulations.

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

The projects included in the Capital Facilities Plan may result in the discharge of waste materials into ground or surface waters. The specific impacts of each project on ground and surface waters have been or will be identified during project-level environmental review when appropriate. Each project has been or will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters. Please see the Supplemental Sheet for Nonproject Actions.

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

The projects included in the Capital Facilities Plan may affect drainage patterns. The specific impacts projects may have on drainage patterns will be identified and addressed during project-level review. Each project will be subject to all applicable regulations.

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

Specific measures to reduce or control runoff impacts associated with the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

**4. Plants**

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

\_\_\_deciduous tree: alder, maple, aspen, other  
\_\_\_evergreen tree: fir, cedar, pine, other  
\_\_\_shrubs  
\_\_\_grass

- \_\_\_ pasture
- \_\_\_ crop or grain
- \_\_\_ Orchards, vineyards or other permanent crops.
- \_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- \_\_\_ water plants: water lily, eelgrass, milfoil, other
- \_\_\_ other types of vegetation

A variety of vegetative zones are located within the La Center School District. Inventories of the vegetation located on the sites of the project proposed in the Capital Facilities Plan have been or will be developed during project-level environmental review when appropriate.

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

Some of the projects included in the Capital Facilities Plan may require the removal or alteration of vegetation. The specific impacts on vegetation of the project included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

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

The specific impacts to these species from the individual project included in the Capital Facilities Plan have been or will be determined during project-level environmental review when appropriate.

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

Measures to preserve or enhance vegetation at the sites of the projects included in the Capital Facilities Plan have been or will be determined during project-level environmental review when appropriate.

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

Noxious weeds and invasive species located on the sites of the projects proposed in the Capital Facilities Plan have been or will be identified and addressed during project-level environmental review when appropriate.

**5. Animals**

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

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

An inventory of species that have been observed on or near the sites of the projects proposed in the Capital Facilities Plan has been or will be developed during project-level environmental review when appropriate.

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

Inventories of threatened or endangered species known to be on or near the sites of the project included in the Capital Facilities Plan have been or will be developed during project-level environmental review when appropriate.

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

The impacts of the projects included in the Capital Facilities Plan on migration routes have been or will be addressed during project-level environmental review when appropriate.

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

Appropriate measures to preserve or enhance wildlife have been or will be determined during project-level environmental review when appropriate.

**e. List any invasive animal species known to be on or near the site.**

None known. If invasive animal species are discovered on or near the sites of the projects proposed in the Capital Facilities Plan, they will be addressed during project-level environmental review when appropriate.

**6. Energy and natural resources**

**a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

The State Board of Education requires the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the projects included in the Capital Facilities Plan have been or will be determined during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

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

The impacts of the projects included in the Capital Facilities Plan on the solar potential of adjacent projects have been or will be addressed during project-level environmental review when appropriate.

**c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

Energy conservation measures proposed in connection with the projects included in the Capital Facilities Plan have been or will be considered during project-level environmental review when appropriate.

**7. Environmental health**



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

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

None known. If contamination is discovered at sites for projects in the Capital Facilities Plan it will be addressed during project-level review.

**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.**

None known. If chemicals or conditions are discovered at sites for projects in the Capital Facilities Plan they will be addressed during project-level review.

**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.**

This will be addressed during project-level review.

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

Please see the Supplemental Sheet for Nonproject Actions.

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

The projects included in the Capital Facilities Plan comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-level environmental review and local approval at the time they are developed, when appropriate.

**b. Noise**

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

A variety of noises from traffic, construction, residential, commercial, and industrial areas exist within the Woodland School District. The specific noise sources that may affect the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

**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.**

The projects included in the Capital Facilities Plan may create normal construction noises that will exist on short-term basis only. The construction projects could increase traffic around the

construction sites on a short-term basis. None of these potential increases is expected to be significant. Please see the Supplemental Sheet for Nonproject Actions.

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

The projected noise impacts of the projects included in the Capital Facilities Plan have been or will be evaluated and mitigated during project-level environmental review when appropriate. Each project is or will be subject to applicable local regulations.

**8. Land and shoreline use**

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

There are a variety of land uses within the Woodland School District, including residential, commercial, industrial, institutional, utility, open space, recreational, etc. The Capital Facilities Plan does not affect current land uses on adjacent properties.

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

Farm or forest uses on property that is developed with schools as generally identified in the Capital Facilities Plan will be identified and described during project-level review. The adoption of the Capital Facilities Plan does not convert use of farm or forest lands.

**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:**

Adoption of the Capital Facilities Plan does not affect surrounding working farm or forest farms. If construction of the facilities identified in the Plan affect surrounding farm or forest land operations, the impacts will be identified and addressed during project-level review.

**c. Describe any structures on the site.**

The structures located on the sites for the projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

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

The structures that will be demolished as a result of the projects included in the Capital Facilities Plan, if any, have been or will be identified during project-level environmental review when appropriate.

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

The sites that are covered under the Capital Facilities Plan have a variety of zoning classifications under the applicable zoning codes. Site-specific zoning information has been or will be identified during project-level environmental review when appropriate.

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

Inventories of the comprehensive plan designations for the sites of the projects included in the Capital Facilities Plan have been or will be completed during project-level environmental review when appropriate.

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

Shoreline master program designations of the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

Any environmentally sensitive areas located on the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

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

The Woodland School District currently serves over 2,400 students. Enrollment is expected to increase to over 3,000 students by 2025.

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

Any displacement of people caused by the projects included in the Capital Facilities Plan has been or will be evaluated during project-level environmental review when appropriate. However, it is not anticipated that the Capital Facilities Plan, or any of the projects contained therein, will displace any people.

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

Individual projects included in the Capital Facilities Plan will be subject to project-level environmental review and local approval when appropriate. Proposed mitigating measures have been or will be developed at that time, when necessary.

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

The compatibility of the specific projects included in the Capital Facilities Plan with existing uses and plans has been or will be assessed as part of the comprehensive planning process and during project-level environmental review when appropriate.

**m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**

The compatibility of the specific projects in the Capital Facilities Plan with nearby agricultural and forest lands of long-term commercial significance will be assessed during project-level environmental review, where appropriate.

**9. Housing**

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

No housing units would be provided in connection with the completion of the projects included in the Capital Facilities Plan.

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

It is not anticipated that the projects included in the Capital Facilities Plan will eliminate any housing units. The impacts of the projects included in the Capital Facilities Plan on existing housing have been or will be evaluated during project-level environmental review when appropriate. Potential impacts that school impact fees could have on housing are too speculative to quantify or evaluate. Housing has not been eliminated in the past due to school impact fees.

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

Measures to reduce or control any housing impacts caused by the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

**10. Aesthetics**

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

The aesthetic impacts of the projects included in the Capital Facility Plan have been or will be addressed during project-level environmental review when appropriate.

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

The aesthetic impacts of the projects included in the Capital Facility Plan have been or will be addressed during project-level environmental review when appropriate.

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

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be determined on a project-level basis when appropriate.

**11. Light and glare**

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

The light or glare impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

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

The light or glare impacts of the projects in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

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

Off-site sources of light or glare that may affect the projects included in the Capital Facilities Plan have been or will be evaluated during project-level environmental review when appropriate.

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

Proposed measures to mitigate light and glare impacts have been or will be addressed during project-level environmental review when appropriate.

## **12. Recreation**

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

There are a variety of formal and informal recreational facilities within the Woodland School District.

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

The recreational impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate. The projects included in the Capital Facilities Plan may enhance recreational opportunities and uses.

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

Adverse recreational effects of the projects included in the Capital Facilities Plan have been or will be subject to mitigation during project-level environmental review when appropriate. School facilities usually provide recreational facilities to the community in the form of play fields and gymnasiums.

## **13. Historic and cultural preservation**

**a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

There are no known places or objects listed on, or proposed for, such registers for the project sites included in the Capital Facilities Plan. The existence of historic and cultural resources on or next

to the sites has been or will be addressed in detail during project-level environmental review when appropriate.

- 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.**

There are no known places objects listed on, or proposed for, such registers for the project sites included in the Capital Facilities Plan. The existence of historic and cultural resources on or next to the sites has been or will be addressed in detail during project-level environmental review when appropriate.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

The methods that are used to assess impacts on cultural and historic resources on or near sites identified for projects in the Capital Facilities Plan will be described during project-level review.

- 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.**

The measures used to avoid, minimize or compensate for loss, changes or disturbances to resources will be developed and described based on features and needs for specific sites during project-level review as appropriate.

#### **14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The impact on public streets and highways of the individual projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

- 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?**

The relationship between the specific projects included in the Capital Facilities Plan and public transit have been or will be addressed during project-level environmental review when appropriate.

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

Inventories of parking spaces located at the sites of the projects included in the Capital Facilities Plan and the impacts of specific projects on parking availability have been or will be conducted during project-level environmental review when appropriate.

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

The need for new streets or roads, or improvements to existing streets and roads has been or will be addressed during project-level environmental review when appropriate.

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

Use of water, rail or air transportation has been or will be addressed during project-level environmental review when appropriate.

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

The traffic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

**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.**

The District does not anticipate that the projects identified in the Capital Facilities Plan will interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

The mitigation of traffic impacts associated with the projects included in the Capital Facilities Plan has been or will be addressed during project-level environmental review when appropriate.

**15. Public services**

**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.**

The District does not anticipate that the projects identified in the Capital Facilities Plan will significantly increase the need for public services.

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

New school facilities have been or will be built with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems.

16. **Utilities**

a. **Circle utilities currently available at the site:**

**Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,**  
**Other \_\_\_\_\_**

Electricity, natural gas, water, refuse service, telephone, and sanitary sewer utilities are available at the known sites of the projects included in the Capital Facilities Plan. The types of utilities available at specific project sites have been or will be addressed in more detail during project-level environmental review when appropriate.

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.**

Utility revisions and construction needs have been or will be identified during project-level environmental review when appropriate.

**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: Marnie Allen

Name of signee Marnie Allen

Position and Agency/Organization: Assistant Superintendent of Human Resources and Legal Services, Educational Service District 112

Date Submitted: 3/7/19

**D. Supplemental sheet for nonproject actions**

(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?**

To the extent the Capital Facilities Plan makes it more likely that school facilities will be constructed, some of the environmental impacts will be more likely. Additional impermeable



surfaces, such as roofs, access roads, and sidewalks could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed pursuant to the Capital Facilities Plan could result in air emissions. The projects included in the Capital Facilities Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, although the projects included in the Capital Facilities Plan will increase the District's student capacities.

**Proposed measures to avoid or reduce such increases are:**

Proposed measures to mitigate any such increases described above have been or will be addressed during project-level environmental review when appropriate. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements.

**2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

The Capital Facilities Plan itself will have no impact on these elements of the environment. The projects included in the Capital Facilities Plan may require clearing of the plots off of the project sites and a loss to animal habitat. These impacts have been or will be addressed in more detail during project-level environmental review when appropriate. The projects included in the Plan are not likely to generate significant impacts on fish or marine life.

**Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

Specific measures to protect and conserve plants, animals, and fish cannot be identified at this time. Specific mitigation proposals will be identified, however, during project-level environmental review when appropriate.

**3. How would the proposal be likely to deplete energy or natural resources?**

The construction of the projects included in the Capital Facilities Plan will require the consumption of energy.

**Proposed measures to protect or conserve energy and natural resources are:**

The projects included in the Capital Facilities Plan will be constructed in accordance with applicable energy efficiency standards and in accordance with high-performance building standards.

**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?**

The Capital Facilities Plan and individual projects contained therein should have no impact on these resources.

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

Appropriate measures have been or will be proposed during project-level environmental review when appropriate. Updates of this Plan will be coordinated with Clark County as part of the Growth Management Act process, one of the purposes of which is to protect environmentally sensitive areas. To the extent the District's facilities planning process is part of the overall growth management planning process, these resources are more likely to be protected.

**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?**

The Capital Facilities Plan will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans. The District does not anticipate that the Capital Facilities Plan or the projects contained therein will directly affect land and shoreline uses in the area served by the District.

**Proposed measures to avoid or reduce shoreline and land use impacts are:**

No measure to avoid or reduce land use impacts results from the Capital Facilities Plan or the projects contained therein are proposed at this time.

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

The construction projects included in the Capital Facilities Plan may create temporary increases in the District's need for public services and utilities. New or expanded facilities may increase the District's demands on transportation and utilities. These increases are not expected to be significant.

**Proposed measures to reduce or respond to such demand(s) are:**

No measures to reduce or respond to such demands are proposed at this time.

**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The Capital Facilities Plan will not conflict with any laws or requirements for the protection of the environment.



**From:** [Kay, Jenna](#)  
**To:** ["Green, Michael"](#)  
**Cc:** [Marnie Allen](#); [Orjiako, Oliver](#); [Eliza Cornelison](#)  
**Subject:** RE: Comment re: Woodland School District CFP SEPA Checklist  
**Date:** Wednesday, March 20, 2019 10:40:26 AM

---

Hi Michael,

Thank you for the follow-up. You can disregard our first comment. I was just looking within Clark County boundaries, hence my confusion.

Regards,  
Jenna



**Jenna Kay**  
Planner II  
COMMUNITY PLANNING

564.397.4968



**From:** Green, Michael [mailto:[greenm@woodlandschools.org](mailto:greenm@woodlandschools.org)]  
**Sent:** Wednesday, March 20, 2019 10:33 AM  
**To:** Kay, Jenna  
**Cc:** Marnie Allen; Orjiako, Oliver; Eliza Cornelison  
**Subject:** Re: Comment re: Woodland School District CFP SEPA Checklist

Jenna,

I have attached a screenshot of School District Boundaries in SW Washington. Please note the boundaries of Washougal School District.

[Michael Z. Green](#)  
Superintendent

800 Second Street  
Woodland, WA 98674

360.841.2700 (O)  
360.841.2701 (F)

*Woodland Public Schools, in partnership with families and the community, will create a PreK-12 system that serves and supports ALL children—and ensures that EACH child has FULL access to, is engaged in, and obtains an excellent education that prepares them for responsible citizenship and a future of adaptability and success in life and their chosen endeavors.*

**"It's more important to know where you are going than to get there quickly. Do not mistake activity for achievement."**

——Mabel Newcomer, American economist

#### **Nondiscrimination Statement:**

Woodland Public School District does not discriminate in any programs or activities on the basis of sex, race, creed, religion, color, national origin, age, veteran or military status, sexual orientation, gender expression, gender identity, disability, or the use of a trained dog guide or service animal and provides equal access to the Boy Scouts and other designated youth groups. The following employee(s) has been designated to handle questions and complaints of alleged discrimination:

- Vicky Barnes, Title IX Officer, Civil Right Coordinator, and Affirmative Action Officer, 800 Second St. Woodland, WA 98674, [barnesv@woodlandschools.org](mailto:barnesv@woodlandschools.org), (360) 841-2702
- Jake Hall, 504 Coordinator, 800 Second St. Woodland, WA 98674, [hallj@woodlandschools.org](mailto:hallj@woodlandschools.org), (360) 841-2720

You can report discrimination and discriminatory harassment to any school staff member or to the district's Civil Rights Coordinator, listed above. You also have the right to file a complaint. For a copy of your district's nondiscrimination policy and procedure, contact your school or district office or view it online at [www.woodlandschools.org](http://www.woodlandschools.org).

On Wed, Mar 20, 2019 at 8:52 AM Kay, Jenna <[Jenna.Kay@clark.wa.gov](mailto:Jenna.Kay@clark.wa.gov)> wrote:

Hi Marnie,

Attached please find a comment regarding the Environmental Checklist for the 2019-2025 Capital Facilities Plan of the Woodland School District. Please let me know if you have any follow-up questions.

Thank you,  
Jenna



**Jenna Kay**  
Planner II  
COMMUNITY PLANNING

564.397.4968



---

**From:** Eliza Cornelison [mailto:[eliza.cornelison@esd112.org](mailto:eliza.cornelison@esd112.org)]  
**Sent:** Friday, March 8, 2019 1:04 PM  
**To:** Kay, Jenna  
**Cc:** Marnie Allen; Green, Michael  
**Subject:** Woodland School District DNS

Hi Jenna,

Attached please find a Determination of Non-Significance ("DNS") and an Environmental Checklist for the adoption of the 2019-2025 Capital Facilities Plan of the Woodland School District No. 404.

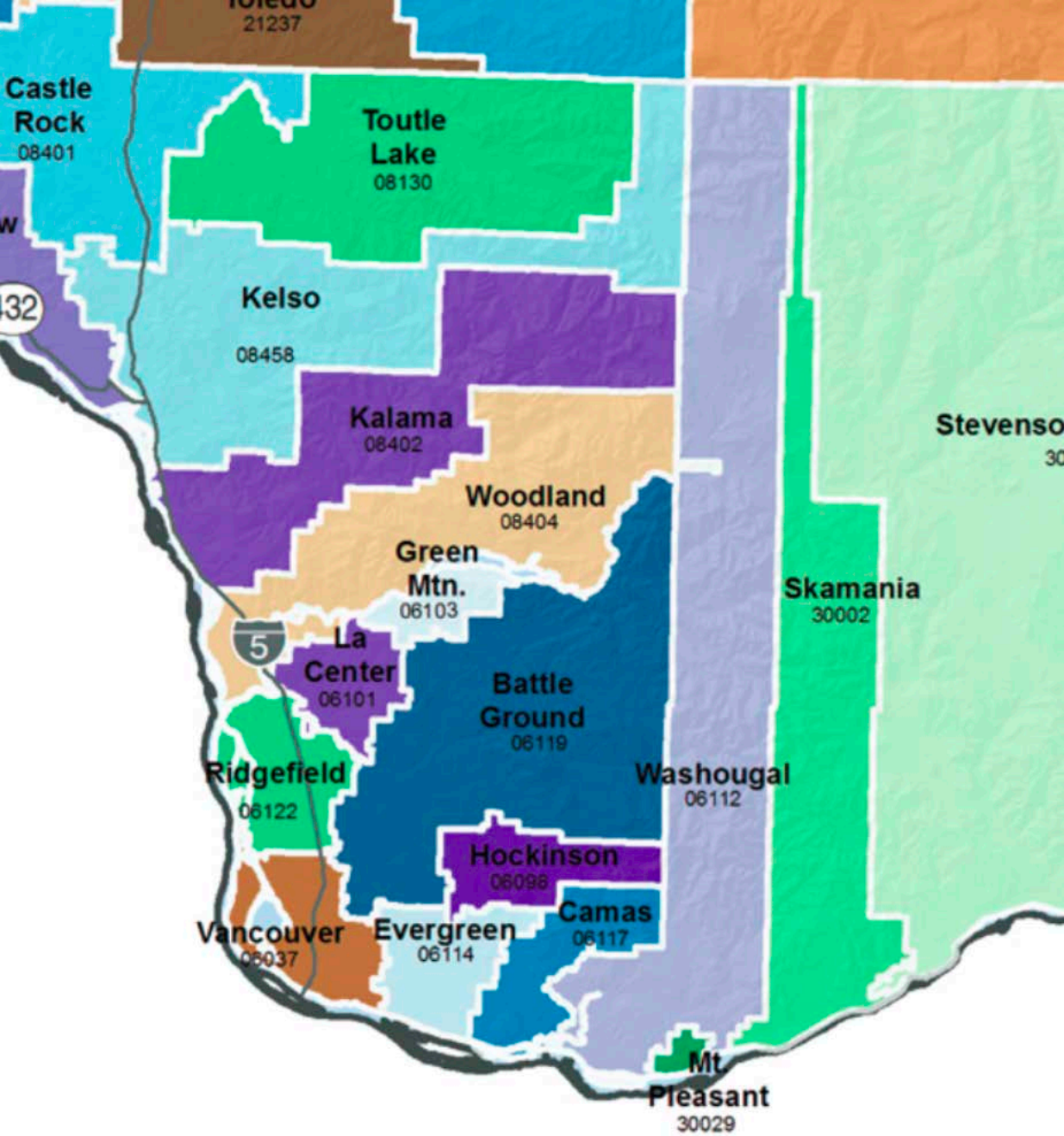
Thank you,  
Eliza

**Eliza Cornelison**

Legal Services Coordinator for  
Marnie Allen, Assistant Superintendent | Human Resources and Legal Services  
Educational Service District 112

360-952-3305 | [eliza.cornelison@esd112.org](mailto:eliza.cornelison@esd112.org)  
2500 NE 65 Avenue, Vancouver, WA 98661

This e-mail and related attachments and any response may be subject to public disclosure under state law.





COMMUNITY PLANNING

1300 Franklin Street  
PO Box 9810  
Vancouver, WA 98666-9810  
564.397.2280

March 20, 2019

Marnie Allen  
ESD112  
2500 NE 65<sup>th</sup> Ave  
Vancouver, WA 98661-6812

Dear Ms. Allen,

I am writing today on behalf of Clark County Community Planning to submit a comment regarding the SEPA Environmental Checklist for the adoption of the 2019-2025 Capital Facilities Plan of the Woodland School District No. 404.

We noticed two issues in the Environmental Checklist, as follows:

- **Location of the proposal, page 3, item A.12:** the description mentions the Washougal School District is located to the east of the Woodland School District. Since the Washougal School District is not close to the Woodland School District, the description for the location of the Capital Facilities Plan is confusing with this reference. The rest of the location description is consistent with the school district's location.
- **Plants, page 7, item B.4.a:** the plants description mentions vegetative zones located within the La Center School District. This item would be more accurate if it referenced the Woodland School District instead of La Center.

We recommend addressing these two items so that both the location and plants descriptions are accurate. Thank you for considering our feedback.

Sincerely,

Jenna Kay

cc: Michael Green, Superintendent, Woodland School District  
Oliver Orjiako, Community Planning Director, Clark County







**CLARK COUNTY** WASHINGTON

**COMMUNITY PLANNING**

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**PLANNING COMMISSION RECOMMENDATION**

**DATE ISSUED:** July 19, 2019

**SUBJECT:** **CPZ2019-00022 Woodland School District Capital Facilities Plan**

On July 18, 2019, the Planning Commission voted 6 to 0 to recommend to the County Council that it approve the proposal to adopt the Woodland School District Capital Facilities Plan and collect the recommended school impact fees.

Any person(s) or entity(ies) wishing to appeal a determination of non-significance shall file a written petition with the lead SEPA agency.

**NOTICE OF PUBLIC HEARING  
CLARK COUNTY PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that the Clark County Planning Commission will conduct a public hearing on **Thursday, July 18, 2019 at 6:30 p.m.**, at the Public Services Center, 1300 Franklin Street, Hearing Room, 6<sup>th</sup> Floor, Vancouver, Washington to consider the following:

**CPZ2019-00022 Woodland School District Capital Facilities Plan:** A proposal to adopt the Woodland School District Capital Facilities plan and collect the recommended school impact fees.

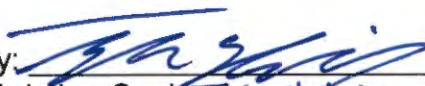
Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968

The staff reports, related materials and hearing agenda will be available 15 days prior to the hearing date on the county's web page at [www.clark.wa.gov/planning-commission](http://www.clark.wa.gov/planning-commission). Copies are also available at Clark County Community Planning, 1300 Franklin Street, 3<sup>rd</sup> Floor, Vancouver, Washington. For other formats, contact the Clark County ADA Office at [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov), voice 564-397-2322, Relay 711 or 800-833-6388, Fax 564-397-6165.

Anyone wishing to give testimony at the hearing in regard to this matter should appear at the time and place stated above. Written testimony can be provided to the Clark County Planning Commission by e-mailing the clerk of the commission at [Sonja.Wiser@clark.wa.gov](mailto:Sonja.Wiser@clark.wa.gov) or via US Postal Service to the Clark County Planning Commission, c/o Sonja Wiser, PO Box 9810, Vancouver, WA 98666-9810. Written testimony may also be submitted for the record during the hearing. Please ensure that testimony is received at least two (2) business days before the hearing if you would like staff to forward it to the Planning Commission before the hearing.

Approved as to Form only:

Anthony Golik  
Prosecuting Attorney

By:   
Christine Cook Taylor Hallvik  
Senior Deputy Prosecuting Attorney

**PLEASE PUBLISH:**

**Wednesday, July 3, 2019**

Please Bill:

Clark County Community Planning  
Attn: Sonja Wiser, Program Assistant  
P. O. Box 9810  
Vancouver, WA 98666-9810

**Columbian Account 70914**

Reflector  
**The Reflector**  
*"The Newspaper With Integrity"*

Publication Name:  
**Reflector**

Publication URL:  
[www.thereflector.com](http://www.thereflector.com)

Publication City and State:  
**Battle Ground, WA**

Publication County:  
**Clark**

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Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:  
**201907031037400193498**  
**1074050339**

Notice URL:

[Back](#)

Notice Publish Date:

Wednesday, July 03, 2019

**Notice Content**

110480 Notice of public hearing NOTICE OF PUBLIC HEARING CLARK COUNTY PLANNING COMMISSION NOTICE IS HEREBY GIVEN that the Clark County Planning Commission will conduct a public hearing on Thursday, July 18, 2019 at 6:30 p.m., at the Public Services Center, 1300 Franklin Street, Hearing Room, 6th Floor, Vancouver, Washington to consider the following: CPZ2019-00022 Woodland School District Capital Facilities Plan: A proposal to adopt the Woodland School District Capital Facilities plan and collect the recommended school impact fees. Staff Contact: Jenna Kay, jenna.kay@clark.wa.gov or (564) 397-4968 The staff reports, related materials and hearing agenda will be available 15 days prior to the hearing date on the county's web page at [www.clark.wa.gov/planning-commission](http://www.clark.wa.gov/planning-commission). Copies are also available at Clark County Community Planning, 1300 Franklin Street, 3rd Floor, Vancouver, Washington. For other formats, contact the Clark County ADA Office at [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov), voice 564-397-2322, Relay 711 or 800-833-6388, Fax 564-397-6165. Anyone wishing to give testimony at the hearing in regard to this matter should appear at the time and place stated above. Written testimony can be provided to the Clark County Planning Commission by e-mailing the clerk of the commission at [Sonja.Wiser@clark.wa.gov](mailto:Sonja.Wiser@clark.wa.gov) or via US Postal Service to the Clark County Planning Commission, c/o Sonja Wiser, PO Box 9810, Vancouver, WA 98666-9810. Written testimony may also be submitted for the record during the hearing. Please ensure that testimony is received at least two (2) business days before the hearing if you would like staff to forward it to the Planning Commission before the hearing. Approved as to Form only: Anthony Golik Prosecuting Attorney By: Christine Cook Senior Deputy Prosecuting Attorney Published: The Reflector July 3, 2019

[Back](#)

## The Columbian



Publication Name:

**The Columbian**

Publication URL:

**columbian.com**

Publication City and State:

**Vancouver, WA**

Publication County:

**Clark**

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Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:

**201907031044066750134**

**1074050339**

Notice URL:

[Back](#)

Notice Publish Date:

Tuesday, July 02, 2019

### **Notice Content**

NOTICE OF PUBLIC HEARING CLARK COUNTY PLANNING COMMISSION NOTICE IS HEREBY GIVEN that the Clark County Planning Commission will conduct a public hearing on Thursday, July 18, 2019 at 6:30 p.m., at the Public Services Center, 1300 Franklin Street, Hearing Room, 6th Floor, Vancouver, Washington to consider the following: CPZ2019-00022 Woodland School District Capital Facilities Plan: A proposal to adopt the Woodland School District Capital Facilities plan and collect the recommended school impact fees. Staff Contact: Jenna Kay, jenna.kay@clark.wa.gov or (564) 397-4968 The staff reports, related materials and hearing agenda will be available 15 days prior to the hearing date on the countys web page at [www.clark.wa.gov/planning-commission](http://www.clark.wa.gov/planning-commission). Copies are also available at Clark County Community Planning, 1300 Franklin Street, 3rd Floor, Vancouver, Washington. For other formats, contact the Clark County ADA Office at [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov), voice 564-397-2322, Relay 711 or 800-833-6388, Fax 564-397-6165. Anyone wishing to give testimony at the hearing in regard to this matter should appear at the time and place stated above. Written testimony can be provided to the Clark County Planning Commission by e-mailing the clerk of the commission at [Sonja.Wiser@clark.wa.gov](mailto:Sonja.Wiser@clark.wa.gov) or via US Postal Service to the Clark County Planning Commission, c/o Sonja Wiser, PO Box 9810, Vancouver, WA 98666-9810. Written testimony may also be submitted for the record during the hearing. Please ensure that testimony is received at least two (2) business days before the hearing if you would like staff to forward it to the Planning Commission before the hearing. Approved as to Form only: Anthony Golik Prosecuting Attorney By: Christine Cook Senior Deputy Prosecuting Attorney PLEASE PUBLISH: Wednesday, July 3, 2019 July 3 - 221980

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**Affidavit of Publication**  
**STATE OF WASHINGTON**

**County of Clark**

)  
)  
)

**ss:**

**COLUMBIAN**

CLARK CTY COMMUNITY PLANNING-L  
PO BOX 9810  
VANCOUVER WA 98666-9810

**REFERENCE:**

0000070914

0000221980 PH: CP22019-00022

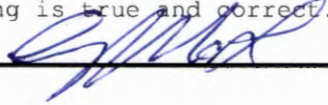
I, the undersigned say,

That I am over the age of eighteen and not interested in the above entitled matter; that I am now, and at all times embraced in the publication herein mentioned, was, the principal clerk of the printer of The Columbian, a daily newspaper printed, published and circulated in the said county and adjudged a newspaper of general circulation by the Superior Court of the County of Clark, State of Washington, under Proceeding No. 802006715; that the advertisement, of which the annexed is a true printed copy, was published in the above-named newspaper on the following dates, To wit:

PUBLISHED ON 07/03/2019.  
TOTAL COST: 86.70  
FILED ON: 07/03/2019

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature \_\_\_\_\_



**NOTICE OF PUBLIC HEARING**  
**CLARK COUNTY PLANNING COMMISSION**  
**NOTICE IS HEREBY GIVEN** that the Clark County Planning Commission will conduct a public hearing on **Thursday, July 18, 2019 at 6:30 p.m.**, at the Public Services Center, 1300 Franklin Street, Hearing Room, 6th Floor, Vancouver, Washington to consider the following:  
**CP22019-00022 Woodland School District Capital Facilities Plan:** A proposal to adopt the Woodland School District Capital Facilities plan and collect the recommended school impact fees.  
Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968  
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Approved as to Form only:  
Anthony Golik  
Prosecuting Attorney By: Christine Cook  
Senior Deputy Prosecuting Attorney  
**PLEASE PUBLISH: Wednesday, July 3, 2019**  
July 3 - 221980



STATE OF WASHINGTON  
DEPARTMENT OF COMMERCE  
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
[www.commerce.wa.gov](http://www.commerce.wa.gov)

06/11/2019

Ms. Jenna Kay  
Planner II  
Clark County  
1300 Franklins Street  
Post Office Box 9810  
Vancouver, WA 98666-9810

Sent Via Electronic Mail

Re: Clark County--2019-S-272--60-day Notice of Intent to Adopt Amendment

Dear Ms. Kay:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed comprehensive plan amendment to incorporate by reference the modified Woodland School District Capital Facilities plan and collect the recommended school impact fees.

We received your submittal on 06/11/2019 and processed with the Submittal ID 2019-S-272. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 08/10/2019.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call Ike Nwankwo, (360) 725-2950.

Sincerely,

Review Team  
Growth Management Services

MARNIE ALLEN  
ESD 112 ATTORNEY  
LEGAL SOLUTIONS FOR SCHOOLS

November 1, 2018

Laurie Lebowsky  
Clark County Community Planning  
1300 Franklin Street, Third Floor  
Vancouver, WA 98660

Dear Laurie:

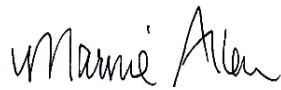
This letter is being sent to respectfully request Clark County include the Battle Ground, Evergreen, Hockinson, La Center, Ridgefield and Woodland School Districts' (Districts) 2019-2025 Capital Facilities Plans on the County's 2019 Annual Comprehensive Land Use Plan Amendments Docket.

I anticipate school board adoption of the Districts' 2019-2025 CFP updates will be complete by April 2019. The Districts will prepare and distribute the required State Environmental Policy Act checklist and threshold determination in conjunction with the adoption of the CFPs.

As soon as the respective school boards adopt the 2019-2025 CFPs and impact fee recommendations, I will file them with the County and Cities. We will ask the Cities to schedule Planning Commission and City Council meetings on the 2019-2025 CFPs and impact fees in the spring or summer. The Districts' understanding is all the jurisdictions will adopt the updated CFPs and impact fees by the end 2019 and new impact fees will take effect January 1, 2020.

Please confirm receipt and mutual agreement regarding the timeline. Contact me if you have questions or need additional information. We appreciate your assistance.

Sincerely,



Marnie Allen

c: Denny Waters, Deputy Superintendent, Battle Ground School District  
Susan Steinbrenner, Director of Facilities, Evergreen School District  
Sandra Yager, Superintendent, Hockinson School District  
Dave Holmes, Superintendent, La Center School District  
Nathan McCann, Superintendent, Ridgefield School District  
Michael Green, Superintendent, Woodland School District

MARNIE ALLEN  
ESD 112 ATTORNEY  
LEGAL SOLUTIONS FOR SCHOOLS

April 17, 2019

Jenna Kay  
Clark County  
Department of Community Planning  
P.O. Box 9810  
Vancouver, WA 98666-9810

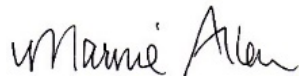
Dear Ms. Kay:

Enclosed please find the Woodland School District's ("District") 2019-2025 Capital Facilities Plan ("CFP") and their School Board Resolution requesting adoption of the CFP and collection of school impact fees.

Thank you for including the adoption of the District's CFP in the 2019 annual amendments to the Clark County Comprehensive Land Use Plan. The District's CFP is also being submitted to the City of Woodland for adoption. If you want or need additional information, or have questions regarding the CFP or impact fees, call me at 360-952-3495.

I look forward to hearing from you and working together.

Sincerely,



Marnie Allen

c: Michael Green, Superintendent, Woodland School District

ec

Enclosures





proud past, promising future

## COMMUNITY DEVELOPMENT DEVELOPMENT ENGINEERING PROGRAM

### AGENDA

#### DEVELOPMENT and ENGINEERING ADVISORY BOARD

Thursday, June 6, 2019

2:30 – 4:30 p.m.  
Public Service Center  
6<sup>th</sup> Floor, Training Room

<u>ITEM</u>	<u>TIME</u>		<u>FACILITATOR</u>
	<u>Start</u>	<u>Duration</u>	
1. Administrative Actions	2:30	10 min	Wollam
<ul style="list-style-type: none"> <li>• DEAB meeting is being recorded and the audio will be posted on the DEAB's website</li> <li>• Review/Adopt minutes</li> <li>• Review upcoming events</li> <li>• Member announcements</li> </ul>			
1. BPA Easements	2:40	20 min	Shafer
2. LEAN & Bonded Projects/Res. Bldg. Permits	3:00	20 min	Muir / Curtis
3. School CFP & Docket Items	3:20	20 min	Kay / Allen
4. Buildable Lands Project	3:40	20 min	Orjiako
5. Public Comment	4:00	20 min	All

#### Next DEAB Meeting:

Thursday, July 11, 2019

2:30 – 4:30 p.m.

Functional Oversight Team/updates

Comp Plan/Cowlitz Tribe

Truck Turning/Curb Radii

Land Use Narrative/finalize

Parks Subcommittee/update



proud past, promising future

CLARK COUNTY  
WASHINGTON

## COMMUNITY DEVELOPMENT DEVELOPMENT ENGINEERING PROGRAM

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### Clark County Council Work Sessions and Hearings

County Council Meetings – first and third Tuesday at 6 p.m.

June 4, 2019: Hearing: Start Time: 6:00pm: I-5 / 179<sup>th</sup> Street Funding Options

### Clark County Council Work Sessions – see below for start time(s)

June 5, 2019: WS Rural Event Space – Start Time: 10:00a.m.

June 26, 2019: WS DEAB & Park Advisory Board Report – Start Time: 10:15a.m.

June 26, 2019: WS Marijuana – Start Time: 11:00a.m.

### PC Work Sessions and Hearings

PC Work Session: June 20, 2019 – Start Time: 5:30pm  
La Center School District CFP  
Hockinson School District CFP  
Woodland School District CFP  
Evergreen School District CFP  
Title 40, Public Facility Zoning  
Hinton Urban Holding Removal (TBD)  
Wollam Urban Holding Removal (TBD)

PC Public Hearing: June 20, 2019 – Start Time: 6:30pm  
CPZ2019-00002: NE 152<sup>nd</sup> Avenue  
CPZ2019-00003: Riverview Asset  
CPZ2019-00014: Amend Title 40.370.010, Sewerage Regulations  
and Title 40.210.010 Resource and Rural Districts

*Note: Work sessions are frequently rescheduled. Check with the Clark County Council's office to confirm date/time of scheduled meetings.*

PC – Planning Commission

# 2019 School Dockets

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Jenna Kay, Marnie Allen

June 20, 2019



# Capital Facilities Plan & Impact Fee Updates

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- Several school districts are updating CFPs and impact fees
  - Evergreen, CPZ2019-00020
  - Hockinson, CPZ2019-00021
  - La Center, CPZ2019-00011
  - Woodland, CPZ2019-00022
  
- The Ridgefield school district is recommending updated impact fees under its current CFP, CPZ2019-00027



# Capital Facilities Plan & Impact Fee Updates

- Schools are a public facility and service under GMA
- School CFPs are adopted by reference in the Comprehensive Plan
- CFPs:
  - Identify facilities needed for growth and the cost
  - Include a finance plan that identifies funding needed to pay for facilities
- Impact fees:
  - One component of the funding plan
  - Apply to new residential development
  - Calculation explained in [CCC 40.620.040](#)



# Impact Fee Calculation

- Cost of public facilities attributable to new growth per housing unit
  - Considers number of children per household
  - By housing type
- Minus state match funds
- Minus tax credit
- Minus 15% adjustment



# Proposed Impact Fee Changes

School District	Housing Type	Existing Fee	Proposed Fee	% Change
Evergreen	Single family	\$6,100	\$6,432	+5%
	Multi family	\$7,641	\$3,753	-51%
Hockinson	Single family	\$6,080	\$7,790	+28%
	Multi family	\$2,781	\$3,434	+23%
La Center	Single family	\$4,111	\$3,501	-15%
	Multi family	\$5,095	\$3,104	-39%
Woodland	Single family	\$5,000	\$5,900	+18%
	Multi family	\$2,500	\$5,900	+136%
Ridgefield	Single family	\$6,530	\$10,100 - 2020 \$11,290 - 2021	+55% - 2020 +12% - 2021
	Multi family	\$6,530	\$10,100 - 2020 \$11,290 - 2021	+55% - 2020 +12% - 2021



# School Public Facility (PF) Zoning Change

- CPZ2019-00010
- Map changes:
  - 61 public school-owned properties ([map](#))
  - Reverse school PF zoning
  - Update comprehensive plan designations
- Code changes:
  - Amend code for consistency
  - CCC 40.230.090 Public Facilities District
  - Use Tables CCC 40.210.010-40.250.110





# Thank you!

## Comments and questions

Clark County Public Service Center

1300 Franklin Street • PO Box 5000

Vancouver, WA 98666-5000



# 2019 School Dockets

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Planning Commission Hearing

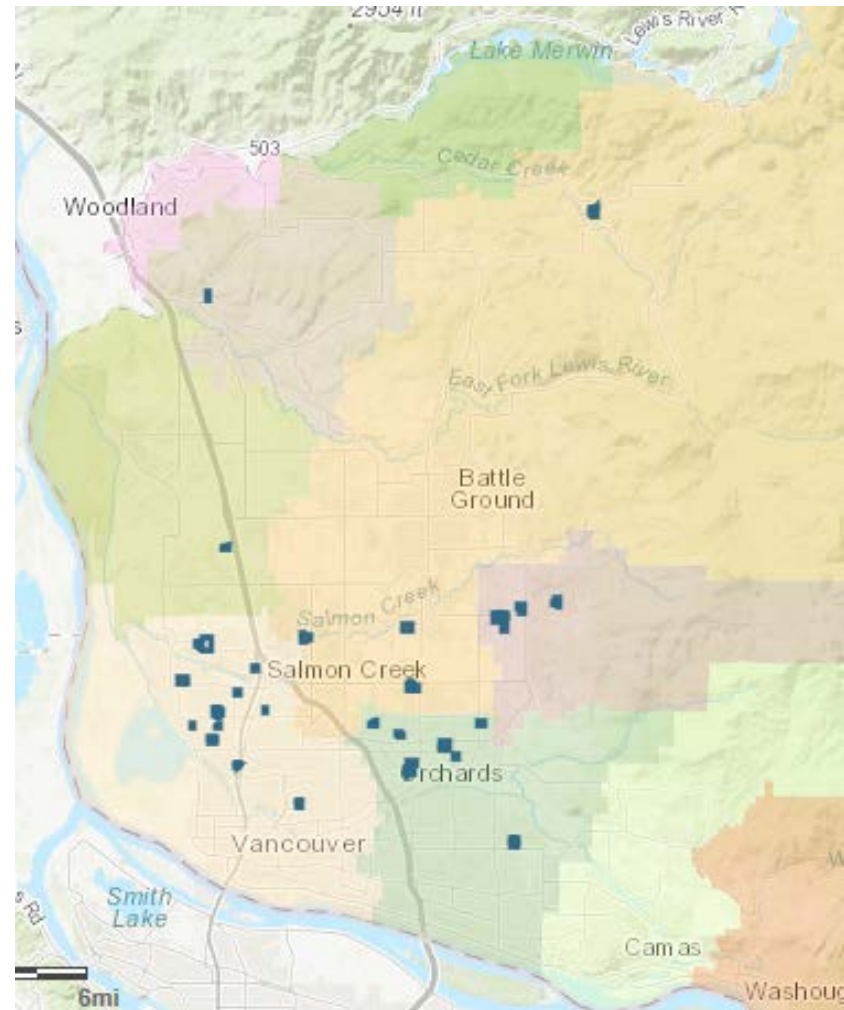
Jenna Kay, Oliver Orjiako

July 18, 2019



# CPZ2019-00010 Public Facility Zoning Amendment

- Proposal:
  - 61 public school-owned properties ([map](#))
  - Reverse school PF zoning
  - Update comprehensive plan designations
  - Amend code
    - CCC 40.230.090
    - CCC 40.210.010-40.260.110
- Findings: proposal meets all criteria



# Capital Facilities Plan &/or Impact Fee Updates

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- La Center, CPZ2019-00011
- Evergreen, CPZ2019-00020
- Hockinson, CPZ2019-00021
- Woodland, CPZ2019-00022
- Ridgefield, CPZ2019-00027



# CPZ2019-00011 La Center School District Capital Facilities Plan

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- Proposal:
  - **Adopt the La Center School District Capital Facilities Plan 2019-2025**
  - **Collect the recommended impact fees**
- Findings: proposal meets all criteria

Housing Type	Existing Fee	Proposed Fee	% Change
Single-Family	\$4,111	\$3,501	-15%
Multi-Family	\$5,095	\$3,104	-39%



# CPZ2019-00020 Evergreen School District Capital Facilities Plan

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- Proposal:
  - **Adopt the Evergreen School District Capital Facilities Plan 2019-2025**
  - **Collect the recommended impact fees**
- Findings: proposal meets all criteria

Housing Type	Existing Fee	Proposed Fee	% Change
Single-Family	\$6,100	\$6,432	+5%
Multi-Family	\$7,641	\$3,753	-51%



# CPZ2019-00021 Hockinson School District Capital Facilities Plan

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- Proposal:
  - **Adopt the Hockinson School District Capital Facilities Plan 2019-2025**
  - **Collect the recommended impact fees**
- Findings: Proposal meets all criteria

Housing Type	Existing Fee	Proposed Fee	% Change
Single-Family	\$6,080	\$7,790	+28%
Multi-Family	\$2,781	\$3,434	+23%



# CPZ2019-00022 Woodland School District Capital Facilities Plan

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- Proposal:
  - **Adopt the Woodland School District Capital Facilities Plan 2019-2025**
  - **Collect the recommended impact fees**
- Findings: Proposal meets all criteria

Housing Type	Existing Fee	Proposed Fee	% Change
Single-Family	\$5,000	\$5,900	+18%
Multi-Family	\$2,500	\$5,900	+136%





# CPZ2019-00027 Ridgefield School District Impact Fee Change

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- Proposal: **Collect the recommended impact fees under the existing Ridgefield School District Capital Facilities Plan**
- Findings: Proposal meets all criteria if 2021 fee amount is lowered to \$11,289.53

Housing Type	Existing Fee	Proposed Fee	% Change
Single-Family	\$6,530	\$10,100 – 2020	+55%
		\$11,290 – 2021	+12%
Multi-Family	\$6,530	\$10,100 – 2020	+55%
		\$11,290 – 2021	+12%



# Thank you!

## Comments and questions

Clark County Public Service Center

1300 Franklin Street • PO Box 5000

Vancouver, WA 98666-5000



# Proposed Impact Fee Changes

School District	Housing Type	Existing Fee	Proposed Fee	% Change
Evergreen	Single family	\$6,100	\$6,432	+5%
	Multi family	\$7,641	\$3,753	-51%
Hockinson	Single family	\$6,080	\$7,790	+28%
	Multi family	\$2,781	\$3,434	+23%
La Center	Single family	\$4,111	\$3,501	-15%
	Multi family	\$5,095	\$3,104	-39%
Woodland	Single family	\$5,000	\$5,900	+18%
	Multi family	\$2,500	\$5,900	+136%
Ridgefield	Single family	\$6,530	\$10,100 - 2020 \$11,290 - 2021	+55% - 2020 +12% - 2021
	Multi family	\$6,530	\$10,100 - 2020 \$11,290 - 2021	+55% - 2020 +12% - 2021

