



**STATE ENVIRONMENTAL POLICY ACT (SEPA)
ENVIRONMENTAL CHECKLIST**

WALLACE ELEMENTARY SCHOOL

JANUARY, 2019

PREPARED BY:
INTEGRUS ARCHITECTURE

(SEPA) ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable:

Wallace Elementary School Replacement

2. Name of applicant:

Kelso School District (KSD)

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

Mary Beth Tack, Superintendent
601 Crawford St, Kelso, WA 98626
(360) 501-1900, marybeth.tack@kelsosd.org

4. Date checklist prepared:

Januarys, 2019

5. Agency requesting checklist:

The City of Kelso is requesting the checklist as the agency with land use and permit authority. The City of Kelso is acting as the lead agency for environmental review and SEPA compliance for this proposal, in compliance with KSD Policy No. 6890 *State Environmental Policy Act Compliance*.

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

The main construction work is proposed to begin in May 2019, completing in August 2020. The existing elementary school will remain in operation through the 2019/ 2020 school year, with construction activities limited to the South of the existing building. Following the opening of the new building, demolition and site work will continue to the North and is anticipated to complete in Dec 2020.

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

There are no future plans related to this proposal.

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

- Geotechnical Engineering Report, PBS Engineering and Environmental Inc., August 30, 2018
- Traffic Impact Study, PBS Engineering and Environmental Inc., November 9, 2108
- Archaeological and Historic Resource Survey, Archaeological Investigations Northwest Inc., August 20, 2018
- Environmental and Hazardous Material Report, NOW Environmental Services Inc., August 10, 2018
- Topographical Survey, Gibbs and Olson, September 24, 2018

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 following are anticipated at this time:

- Land Use approval: City of Kelso
- Building Permit: City of Kelso
- Grading Permit: City of Kelso
- Health Department Permit: Cowlitz County
- Right-of-Way permit/s: City of Kelso
- Utility extensions: various
- Demolition: City of Kelso
- Mechanical / Electrical / Fire Permits: City of Kelso

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.)

As part of the City of Kelso's 2018 capital bond program, Kelso School District is proposing to replace the current 76 year-old, 2-story, approximately 46,000 sqft. Wallace Elementary School. The project includes the demolition of the existing structures, site clearing, grading, underground utilities and a new 2-story building. The property is expanding to the south, and to the North across and including Elm Street to accommodate onsite parking and improved hard and soft-scape play areas. The proposed new site size is approximately 3.55 acres. At approximately 57,000 square feet, the new building will be designed to serve 450

kindergarten through fifth grade students, and incorporate spaces for educational use including classrooms, Special Education classrooms, Gym, Commons/Cafeteria, Library, kitchen, shared learning space, Administration, and restrooms.

Construction is planned to take place in 3 phases. The first phase will include site utility relocation and soil stabilization efforts south of the existing and operating school. Phase two will include site grading, site improvements, and building construction south of the existing and operating school. At the end of phase two, students and staff will relocate from the existing school to the newly constructed facility. Phase three will include the demolition of the previous school building, site grading, and site development north of phase two.

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 project is located at the current Wallace Elementary school site, between S. 4th Avenue and S. 5th Avenue: 410 Elm St, Kelso, WA 98626. With the vacation of Elm street and placement of main entry on the East side of the site, a new address is anticipated on S. 5th Ave. Refer to vicinity map on next page.



Vicinity Map

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other _____

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

33.3%

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

The soils on the site are classified as Newberg fine sandy loam with slopes from 0% to 3%.

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

Per the geotechnical engineering report (by PBS, dated August 30, 2018), " the project site is underlain by loose to medium dense and soft to medium stiff, saturated, potentially liquefiable sand with interbedded silt to depths greater than 80 feet bgs."

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.

The structural requirements for the proposed building will be provided by vibro-replacement stone columns. The stripping and excavation will result in approximately 3500 CY of cut. Approximately 3000 CY of fill material will need to be imported to the site.

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

The site is flat with elevations that vary from 19' to 22', so there is a low potential for erosion to result of clearing, construction or use. The greatest source of sediment leaving the site will be from vehicles exiting the site. Although the water table is high, the soil is classified as well drained and will limit offsite runoff.

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

The total impervious area (parking, sidewalks, courtyards, roofs) will be approximately 99,000 SF, which is roughly 61% of the total site

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

The site will be surrounded by a silt fence and construction fence. A construction entrance will be constructed as well as a wheel wash. All catch basins surrounding the site will have inlet protection.

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.

Short term emissions during construction will include dust and particulates associated with soil excavation and grading as well as construction equipment and vehicle exhaust from both construction activities and worker transportation. Emissions from school-related parent and staff vehicular traffic will continue through construction as the school will remain in operation. Following the completion of construction, emissions are expected to be consistent with current levels of school-related vehicular traffic, coming from cars, busses, and delivery vehicles.

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

None known.

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

During dry periods, watering trucks are proposed to be utilized for earth work and on-site construction drive lanes to keep dust to a minimum. Watering of debris during demolition is proposed to keep air-borne particulates and dust minimized. Requirements will be in place for construction equipment to be well maintained and in compliance with governmental emissions requirements.

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.**

Not applicable

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Not applicable

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

Not applicable

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

No

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

The site is located in Zone X, meaning that it is in an area that is being protected from the 1% annual chance or greater flood hazard by a levee system that has been provisionally accredited.

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

No

b. Ground Water:

- 1) Will 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.**

No

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

No septic tanks will be used and waste will discharge to a sanitary sewer main that will be routed through the southern parking lot.

c. Water runoff (including stormwater):

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

The site will include three impervious surfaces. The first is the pollution generating surfaces, such as the parking lots and loading area and they will drain to biofiltration swales to provide water quality treatment. The second impervious surface is the courtyard/playground, which will be collected in several area drains and enter the public storm system at the intersection of S 5th Ave and Elm St. Although the site is located in a dike district and exempt from the minimum requirement for flow control, the development will result in a net increase in impervious area and the runoff must not exceed predevelopment rates. The third impervious surface, the roof, will drain to both the east and west. The portion draining to the west will enter the biofiltration swale that discharges to the public storm system at the intersection of S 4th Ave and Laurel St. While not required for purposes of water quality, the biofiltration swale will be sized to release the runoff from the site at the predeveloped rate.

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

The improvements will include the rerouting of an existing sanitary main line around the proposed building. The line will be installed several feet below the existing water table and dewatering will be required. All sanitary sewer manholes in this area shall be sealed and a watertight seal is required on the new sanitary main.

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

The proposed storm system will be designed to maintain existing drainage patterns in the vicinity of the site.

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

The biofiltration swales will include a rock section with a perforated pipe that will allow runoff to infiltrate during periods when the water table is low, but also direct flow to the public storm sewer when the water table is high.

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

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

The majority of the site is paved or grass playfield. Approximately 40 evergreen and deciduous ornamental trees and shrubs will be removed from around the existing school building. The existing grass playfield will be removed and relocated on the site. Seven street trees will be removed to allow for student drop-off and loading.

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

None known.

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

New plantings will include landscape buffers between the adjacent residential properties and the school site along the property lines; parking lot plantings; service yard perimeter plantings; bioretention planting areas and grass play areas. Plantings will include native and native-adapted species that are hardy and will thrive in this location. Bioretention areas will be planted with primarily native plants that are adapted to the water conditions of stormwater treatment areas. These plants will be selected to provide habit for local birds and butterflies and provide visual interest for the students and community.

Where possible, several existing trees will be preserved along the perimeter and will enhance the sidewalk experience. Two courtyards will be planted as nature-play areas to encourage the students to understand their environment. A teaching vegetable garden is planned with the cooperation of the Lower Columbia School Garden organization.

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

Blackberry.

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 _____

There is limited habitable terrain on site with existing structures, fields, and paving.

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

None known.

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

The project site is located along the Pacific Flyway, which includes Alaska, Arizona, California, Idaho, Nevada, Oregon, Utah, Washington, and those portions of Colorado, Montana, New Mexico, and Wyoming west of the Continental Divide. This is one of three major migratory routes in North America. There is no evidence that the project area of the site is of any specific value to migrating birds.

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

There is limited potential use of the the site by wildlife with the existing development surrounding the project area.

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

None known.

6. Energy and Natural Resources

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

Electricity and natural gas will be used as energy sources for the new building.

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

No. The proposed building height and distance to existing surrounding properties will ensure potential use of solar energy is unaffected.

- 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:**

A high performing thermal envelope with continuous insulation, natural daylighting, highly efficient mechanical system, electrical and mechanical controls, and efficient LED lighting are included in the design. This project will meet the requirements of Washington State Energy Code.

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.**

Limited quantities of asbestos and lead containing building materials have been identified through a hazardous materials survey and are identified in the Environmental and Hazardous Material Report. This report identifies locations of materials and procedures to be followed for the safe removal of hazardous materials by a properly licensed abatement contractor.

- 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.**

There are no known hazardous conditions withing the Wallace Elementary Site.

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

During construction, equipment and practices under the control of the General Contractor that utilize potentially hazardous chemicals may be employed, as limited by the requirements of local and State agencies. Following construction, the school will store typical elementary school science and art materials as well as cleaning products.

4) Describe special emergency services that might be required.

No special emergency services are intended as part of this proposal.

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

Those materials identified in the Environmental and Hazardous Material Report will be removed and properly disposed of as identified within the report and in accordance with local, State, and Federal law to limit the potential of exposure to workers and the environment.

b. Noise

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

Existing noise is generated through typical elementary school activities and residential vehicular traffic on adjacent streets.

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)? Indi-cate what hours noise would come from the site.

Long-term, no additional noise is anticipated as a result of this proposal. Short-term, construction activities could generate noise within between the hours of 7:00am and 10:00pm as permitted by Kelso Municipal Code.

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

Construction activities will be limited to comply with Kelso Municipal Code.

8. Land and Shoreline Use

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

The site is currently operational as an Elementary School. This proposal will replace the school in its entirety while maintaining day to day educational activities. Adjacent properties are primarily residential, this proposal will not affect their current or potential future uses.

- 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?**

No, the property has not been used as farmland nor in an agricultural capacity in recent times.

- 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:**

No, there are no surrounding farms nor forest land in the vicinity.

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

The existing Wallace Elementary School consists of one 2-story academic building, originally constructed in the early 1940s, two modular buildings placed around 1975 and one covered play structure.

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

All existing structures will be demolished for redevelopment of parking and fields.

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

Residential Single Family 5,000 sf (RSF5)

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

Low density residential

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

Not applicable

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

Cowlitz County identifies the area as having Moderate to High liquefaction probability in the event of a major seismic event.

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

The proposal will accommodate approximately 50 full and part time staff to support a student enrollment of up to 450.

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

This proposal will not displace any residents or staff.

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

Not applicable

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

The proposal maintains the current public education land use. Wallace Elementary School has been an integral asset to the community. Increasing the play area square footage, parking count, incorporating garden development, and improving vehicular circulation through and around the development propose to enhance the compatibility with the existing residential neighborhood.

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

Not applicable

9. Housing

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

Not applicable

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

No units are proposed to be eliminated.

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

Not applicable

10. Aesthetics

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

The highest point of the building is designed at 31'-0". The exterior building facade consists of high-longevity materials including metal panels, cement board, and glazed openings.

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

No views extending beyond the existing neighborhood will be impacted.

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

The proposal is intended to enhance and exceed existing aesthetics through use of complimentary architectural features and materials, improved pedestrian walkways, improved lighting, and inclusion of trees and planting.

11. Light and Glare

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

Night time exterior lighting is included in the proposal to enhance safety and security and provide for code required egress light levels. Exterior lighting will be controlled to not extend beyond the property, and to not cause glare.

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

No, lighting is designed to enhance safety and avoid glare.

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

Not applicable

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

Shielding and directional control will be employed only as needed to prevent adverse lighting and glare impacts.

12. Recreation

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

The proposal includes the development of hard surfaced play area, rain-sheltered play area, grass sports field and play structure with soft surfacing.

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

Existing play areas will be removed during construction and relocated to another part of the site.

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

Temporary play areas for use by the operational school facility will be developed north of Elm Street for use during construction.

13. Historic and cultural preservation

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

No buildings or structures are eligible for preservation listing as identified in the archaeological and historic resource survey conducted by Archaeological Investigations Northwest Inc.

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.

No evidence of Indian or historically significant use were identified in the archaeological and historic resource survey conducted by Archaeological Investigations Northwest Inc.

- 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.**

A survey was conducted by Investigations Northwest Inc., a professional Archaeological surveyor, following standards set forth by the Department of Archaeology and Historic Preservation (DAHP). In addition, records from DAHP and the Washington Information System for Architectural and Archaeological Records Data were reviewed and found no evidence or records of cultural or historic importance on site.

- 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.**

Not applicable.

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 new building will be on vacated right-of-way along Laurel St, and fronts S 4th Ave and S 5th Ave. The development will also include the vacation of Elm St from S 4th Ave to S 5th Ave.

- 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 site is not served by public transit. Two stops are located within 0.1 miles from the site.

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

This proposal will increase the total permanent parking count by 19, increasing the total count from 55 to 74. On-street parking will be redeveloped to reduce the current cross slope and improve drainage, total on-street stalls will reduce by 23 stalls. Off street parking will increase by 39 stalls. Additionally, the entire Eastern frontage along 5th Avenue South will function as dedicated student drop off zone during schools hours to offset demand for parking stalls. Off-hours, the student drop off zone can be utilized for parking, providing an additional 27 stalls and a combined total of 101 stalls.

- 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).**

S 5th Ave (public) will be constructed from the centerline and will include a curb 23.5' from the centerline and a 5' curb-tight sidewalk. At the intersections with Elm St (public) and Laurel St (public), the curb will be 13.5' from the centerline and raised sidewalk will be constructed. The same improvements will be required along S 4th Ave (public). A private staff parking lot with a 24' drive isle and access to S 4th Ave and S 5th Ave will be constructed at the south end of the site, along with a 5' sidewalk connecting S 4th Ave and S 5th Ave. At the north end of the site, a private visitor parking lot with 24' drive isle accessing S 4th Ave and S 5th Ave, along with a 5' sidewalk, will be constructed. Elm St will be vacated from S 4th Ave to S 5th Ave.

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

Yes, the significant portion of the new building is located inside the airport overlay zone.

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?

As reported in the Traffic Impact Study (TIS) dated November 9, 2018, the project will generate 130 net new vehicle trips per day. This is associated with replacing the existing school with a new school building at the same site and an additional 100 students at build-out.

The peak period of traffic will be at the start of school in the AM peak period between 7-9 AM for a total of 45 net new trips, with fewer than 1% new heavy vehicles (trucks and buses). The total number trip per day and per peak period are based on the ITE Trip Generation Manual, 9th-edition and the traffic data collected near the school in 2018.

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

No

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

The existing school has a direct impact on traffic circulation due to passenger pick-up and drop-off on S 5th Ave. The new school proposes to widen S 5th Ave for a passenger loading zone to meet the demand and allow for two-way traffic circulation.

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.**

No increased need for public services is anticipated.

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

Not applicable

16. Utilities

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

All utilities are available.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

The proposed building is located at the intersection of two sanitary sewer mains that will need to be routed around the building. These improvements will require sanitary sewer improvements along S 4th Ave, S 5th Ave, and Laurel St. This public main will be maintained by the city of Kelso.

A new fire hydrant will be installed on S 5th Ave at Laurel St to provide sufficient fire protection. The fire sprinkler room will be located near the northwest corner of the building. Fire line and domestic water connections will be made on S 4th Ave. Although Elm St will be vacated from S 4th Ave to S 5th Ave, the existing 6" waterline shall remain and be protected in a 15' public easement. The waterline will be under a proposed grass field.

The storm sewer system will include biofiltration for the pollution generating surfaces and will be sized to release the runoff into the public infrastructure at the pre-developed runoff rates.

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: Mary Beth Tack

Name of signee Mary Beth Tack

Position and Agency/Organization Superintendent, Ketsu School District

Date Submitted: 1-30-19