

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, 6th 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 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 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 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 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 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 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 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 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., 3rd Floor, Vancouver. For other formats, contact the Clark County ADA Office at 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 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

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Email ADA@clark.wa.gov

Approved as to Form only:

CLARK COUNTY COUNCIL

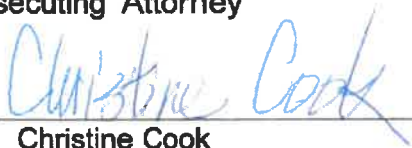


Clerk of the Board

Approved as to Form only:

ANTHONY F. GOLIK

Prosecuting Attorney

By: 

Christine Cook
Senior Deputy Prosecuting Attorney

PLEASE PUBLISH:

Monday, August 19, 2019


Please Bill:

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

Columbian Account 70914



Staff Report

TO: Clark County Planning Commission
FROM: Oliver Orjiako, Director 
PREPARED BY: Jenna Kay, Planner II
DATE: July 18, 2019
SUBJECT: CPZ2019-00020 Evergreen School District Capital Facilities Plan
2019-2025

PROPOSED ACTION

The Evergreen 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 Evergreen School District Board of Directors adopted a modified capital facilities plan on May 14, 2019. A copy of Resolution #6183 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	\$6,100	\$6,432	+5%
Multi Family Residence	\$7,641	\$3,753	-51%

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 April 24, 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. The undeveloped land identified in the plan for development is all located within an urban growth boundary, consistent with Goal 1.

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

Finding: The Evergreen 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 match funds, and impact fees make up the funding sources in the Evergreen 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 Evergreen School District capital facilities plan identifies current and planned facility locations, all of which are located within an urban growth boundary, consistent with policy 6.1.0.

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 projection is based on a forecast prepared by E.D. Hovee & Company, LLC., which considers enrollment projection models to estimate future enrollment, including cohort survival, grade progression, and population ratio. Local population and housing and development trends are also considered.”

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 match funds, and impact fees and unsecured funds with the source to be determined. 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, Evergreen 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 Evergreen 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, City of Vancouver and City of Camas 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 Evergreen 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 Evergreen School District are \$6,432.62 for single-family and 3,753.39 for multi-family residences. The proposed fees of \$6,432 for single-family and \$3,753 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 Evergreen School District Capital Facilities Plan and impact fees of \$6,432 for single family and \$3,753 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.

COMPLIANCE WITH APPLICABLE CRITERIA		
	Criteria Met?	
	Staff Report Findings	Planning Commission Findings
Criteria for Proposed Changes		
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	
Recommendation:		
Approval		

Exhibit A

RESOLUTION #6183

Approval of 2019-2025 Capital Facilities Plan and School Impact Fees

WHEREAS, the Growth Management Act (GMA) requires the County 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 Vancouver and the City of Camas plans for, with assistance from the school districts and;

WHEREAS, the Evergreen 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;

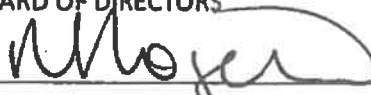
WHEREAS, school capital project funding sources are not sufficient to fund the property and classrooms that are needed to serve forecast growth and;


WHEREAS, Clark County and the City of Vancouver and the City of Camas 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;

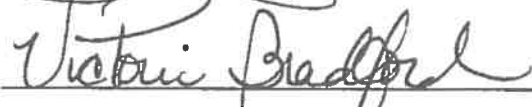
NOW, THEREFORE, BE IT RESOLVED that the 2019-2025 Evergreen School District Capital Facilities Plan (CFP) is hereby adopted.

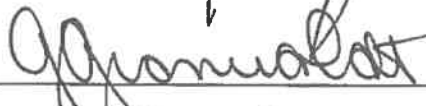
BE IT FURTHER RESOLVED that the District respectfully requests that Clark County and the City of Vancouver and the City of Camas adopt the 2019-2025 Evergreen School District Capital Facilities Plan for incorporation into the Comprehensive Land Use Plan and collect school impact fees in the amount of \$6,432.00 per single family residence and \$3,753.00 per multi family residence.


EVERGREEN SCHOOL DISTRICT #114
BOARD OF DIRECTORS











Attest:



Secretary, Board of Directors
May 14, 2019



Evergreen Public Schools

**EVERGREEN PUBLIC SCHOOLS
CAPITAL FACILITIES PLAN**

2019-2025

BOARD OF DIRECTORS

**Julie Bocanegra, Board President
Victoria Bradford, Board Vice President
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Rachael Rogers, Director**

INTERIM SUPERINTENDENT

Mike Merlino

EXECUTIVE DIRECTOR OF FACILITIES

Susan Steinbrenner

**Adopted by the Evergreen School District Board of Directors
May 14, 2019**

	SECTION	Page
I.	EXECUTIVE SUMMARY	3
II.	DISTRICT EDUCATIONAL PROGRAMS AND STANDARDS OF SERVICE	6
III.	CAPITAL FACILITIES INVENTORY	9
IV.	STUDENT ENROLLMENT PROJECTIONS	12
V.	CAPITAL FACILITIES NEEDS	13
VI.	CAPITAL FACILITIES FINANCE PLAN	14
VII.	SCHOOL IMPACT FEES	15

Appendix A – School Impact Fee Calculations

Appendix B – Population and Enrollment Data

Appendix C – Capital Facilities Inventory

I. EXECUTIVE SUMMARY

The Evergreen Public Schools Capital Facilities Plan (CFP) is a six year plan prepared by district staff as the organization's capital facility planning document, in part, to support the use of school impact fees as provided for under the Washington State Growth Management Act (the "GMA"). School districts adopt capital facilities plans to satisfy the requirements of the GMA and to provide Clark County (the "County") and the Cities of Vancouver and Camas (the "City") with a schedule and financing program for the district's capital improvement needs over the next six years (2019-2025) to ensure that adequate school facilities are available to serve new growth and development.

In accordance with the Growth Management Act and the County and City Impact Fee Ordinances, this CFP contains the following required elements:

- A description of space requirements for educational programs (Section II)
- An inventory of existing capital facilities owned by the District (Section III)
- Future enrollment projections for each grade span (Section IV)
- A forecast of proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service (Section V)
- A six-year plan for financing capital facilities within projected funding capacities, which identifies sources of public funds for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding (Section VI)
- A calculation of impact fees based on the formula in the County and City impact fee ordinances and supporting data substantiating such fees (Section VII)

In developing this CFP, the District used the following guidelines:

- The District will use information from recognized sources, such as professional demographers and planners, county and city adopted land use plans and county GIS data.
- The District will use data it generates from reasonable methodologies.
- The CFP and methodology to calculate the impact fees will comply with the GMA and county and city codes.
- The six year facility needs are based on an enrollment forecast that takes local development trends into account.
- The District plans to construct permanent/bricks and mortar facilities for its students and will develop a CFP to accomplish that objective. At the same time, the District expects there will be a time period when some of the students that the District serves will be housed in portables. Housing students in portables, temporarily, is necessary to qualify for state funds that are needed to build new schools.

The Evergreen School District is comprised of 54 square miles. It serves a significant portion of the Vancouver Urban Growth Area and smaller areas in the Camas Urban Growth Area and rural Clark County.

The District serves residents from the cities of Vancouver and Camas and from unincorporated Clark County. The District is bordered by Vancouver School District to the west, Camas School District to the east and Battle Ground and Hockinson School Districts to the north. The Columbia River and state line border the district to the south.

The District serves a population of 25,601 students (October 2018 enrollment). For purposes of facility planning, the CFP considers grades K-5 as an elementary, grades 6-8 as a middle school, and grades 9-12 as a high school.

In addition, Cascadia Technical Academy (formerly known as the Clark County Skills Center) is located in and operated by Evergreen Public Schools serving students half days from all Clark County school districts. The district serves home schooled students in grades K-8 through a supplemental program operated by Home Choice Academy and pre-school special needs students at four elementary schools. Alternative programs include 49th Street Academy, serving students with special needs in grades K-12, Transitions Program, serving students aged 18-21; and Legacy High School, an alternative program for students in grades 9-12.

In February 2018, voters approved a bond measure which includes funding for the projects noted below. Construction of the new elementary school and the addition to Heritage High School will increase capacity to serve forecast growth.

- Replacement of five elementary schools (Burton, Ellsworth, Marrion, Image, and Sifton)
- Construction of one new elementary school with capacity for 550 students
- Replacement of Wy'east Middle School
- Replacement of Mountain View High School
- A permanent addition to Heritage High School
- A new District Office
- Replacement of alternative schools, including Legacy, 49th Street Academy, and the Transitions program.

II. DISTRICT EDUCATIONAL PROGRAMS AND STANDARDS OF SERVICE

The District's standard of service is based on program year, class size by grade span, number of classrooms, types of facilities, and the District's adopted educational program. Quality education plays a vital role in growing a strong local economy. To provide quality education, the District must have quality facilities to serve as the supporting space for developing the whole child within a community to prepare them for a competitive world. The educational program standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements.

In addition to student population, other factors such as collective bargaining agreements, government mandates, state and federal funding requirements and community expectations affect classroom space requirements. Programs, such as special education, bilingual education, preschool and daycare programs, and other specialized programs, often supplement traditional educational programs. These programs can have a significant impact on the available student capacity of school facilities.

The District's current program and educational standards are summarized below. The program and educational standards may vary during the six year CFP planning horizon. Absent significant changes in factors that are beyond the District's control, the District will provide the following programs and standards of service in 2019 through 2025. If significant changes occur that require new facilities or improvements, beyond what is identified in this CFP, the District will prepare and submit an updated CFP.

A. Elementary Educational Standards

Elementary schools provide education in all core subject areas including reading, writing, math, social studies and science. All students receive instruction in P.E., music, art and have access to media programs. Full day kindergarten is provided at each elementary school. The District educational standards of service, which directly affect elementary school capacity, include:

- Class sizes for grades K-3 are targeted not to exceed 23 students per class.
- Class sizes for grades 4-5 are targeted not to exceed 25 students per class.
- Music instruction and physical education are provided in separate (pull-out) classrooms.
- All elementary schools have a library media resource center which includes additional space for a technology lab.
- Special education is provided for some students in self-contained classrooms are separate from regular teaching stations (pull-out program). Special education classrooms serve 5 to 15 students.

B. Middle and High School Program Standards

Middle schools provide instruction in the core disciplines of english, math, social studies, science, physical education, music and art. Students have elective offerings available including music, art and technology courses.

High schools provide course work including english, history, science, math, physical education, music and art. Additionally elective offerings include vocational technical programs.

The District educational standards of service, which directly affect middle school and high school capacity include:

- Class sizes for grades 6-8 are targeted not to exceed 25 students per class.
- Class sizes for grades 9-12 are targeted not to exceed 25 students per class.
- Special programs, such as music, art, physical education, drama, home and family education learning assistance, are provided in separate instructional space. The class size ranges from 20 to 70 students.
- The District provides science classroom space that supports advanced coursework at the secondary level that require water, sinks, gas, hoods, safety equipment, etc. Schools are working to meet expanded science standards and this will require spaces that cannot typically be met by adding portables.
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day due to schedule conflicts, the need for specialized rooms for certain programs and the need for teachers to have work space during their planning period.

C. District-wide Educational Programs:

In addition to Elementary, Middle, and High School program standards, the Evergreen School District's core services and program offerings include the following:

- Physical education space is provided to meet strengthened health standards. This can include covered play areas, field space, gyms and other multi-use spaces.
- Technology access is necessary and expectations are increasing. Technology (either within the classroom or in dedicated labs) takes extra space that is not calculated in current state square footage allowances, but is necessary for student learning. Technology support and infrastructure needs are also increasing, which further erodes the state square footage allowances.
- Art and music spaces are critical to the District's educational programs. As student population grows, additional support space for these essential programs is required.
- Library/Media demands are crucial. In an information driven environment, access to knowledge through appropriately sized library/media spaces is essential.
- Extra-curricular activities need space in order to be supported properly with growing student populations.

D. District-wide Support and Special Services:

In addition to the above core educational programs, the following support services are essential to the District's educational program:

- Food service preparation, delivery and use space. As student populations increase, cafeteria, food preparation and delivery space must be enlarged. Miscalculating the need for this core service can have significant impacts on the overall learning environment for students.

- Other support centers, including Transportation, Maintenance, Warehouse and Print Shop facilities are critical to support the educational program and the business operation.

The following special services are also necessary to meet the needs of special populations:

- Special Education programs are provided at all schools within the District. Special needs program standard change year to year as a result of various external or internal changes. External changes may include mandates or needs for special programs, or use of technology. Internal changes may include modifications to the program year, class sizes, and grade span configurations. Changes in physical aspects of the school facilities also affect special educational program standards.
- Special populations require special support, which often requires special spaces. Federal and state programs, including Title 1 reading and math, highly capable, and bilingual are required but come with limited funds that do not cover the expense of adding facilities to support the program.
- Early Childhood programs, such as new or expanded preschool programs are a vital service and an essential educational component. They place additional demands on facilities.
- Supplementary services in core academic areas and multiple pathways that prepare students for a broader range of post-secondary learning opportunities require additional space.

III. CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities needed to accommodate future demand at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, undeveloped land and support facilities. Portable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms.

A complete listing of district facilities can be found in Appendix A.

A. SCHOOL SITES

Facility Type	No. of Schools	No. of Classrooms		Capacity	
		Permanent	Temporary	Permanent	Temporary
Elementary Schools	21	469	175	10,931	2,528
Middle Schools	6	230	120	4,403	1,966
High Schools	6	330	75	7,685	1,431

- (1) Capacity is based on the space requirements for the District's educational programs as outlined in Section II. Portable classrooms are excluded from capacity calculation but shown above for reference.
- (2) High schools include four comprehensive high schools and two alternative high schools. Other special programs that provide district wide support are included in Section B. Services below.

B. SERVICES

In addition to schools, the District owns and operates additional facilities which provide special programs and operational support functions to the schools.

SUPPORT FACILITIES	Location	Description
Administrative Service Center	13501 NE 28th Street Vancouver, WA 98682	Supports all Facilities
Maintenance Facility	3004 NE 124th Avenue Vancouver, WA 98682	Supports all Facilities
McKenzie Stadium	2205 NE 138th Avenue Vancouver, WA 98682	Supports all Facilities
Transportation	13909 NE 28th Street Vancouver, WA 98682	Supports all Facilities
Warehouse (Central Receiving & Distribution)	2205 NE 138th Avenue Vancouver, WA 98684	Supports all Facilities
Crestwood Business Park (Leased)	1168 SE Mill Plain Blvd Vancouver, WA 98684	Temporary space for Transitions Program
49th Street Academy	14619-B 49th Street Vancouver, WA 98682	Specialized services for K-12
Cascadia Technical Academy	12200 NE 28th Street Vancouver, WA 98682	Consortium program with pull-out enrollment

C. Land Inventory

The District owns undeveloped sites in addition to the sites with built facilities. The sites listed below are planned to house new school facilities funded by the 2018 bond measure.

- 9.8 acres located at NE 39th Street and NE 162nd Avenue, Vancouver, WA 98682. The District will build a new elementary school on this site with funds from the 2018 bond measure approved by voters.
- 20 acres located at NE 52nd Street and NE 132nd Avenue, Vancouver WA 98682. The District will replace Image Elementary School on this site with funds from the 2018 bond measure approved by voters.
- 12.67 acres on north of NE 9th Street and west of NE 136th Avenue, Vancouver WA 98682 where the district will build the new district office, and alternative campus as part of the 2018 bond measure approved by voters.

The undeveloped sites listed below are for future growth, including:

- 6.05 acres south of NE 9th Street and east of NE 136th Avenue, Vancouver WA 98682 for a future small high school.
- 0.68 acres located at 14309 NE 28th Street, Vancouver WA 98684 for the expansion of the District's Transportation Complex.

IV. STUDENT ENROLLMENT PROJECTIONS

A. Projected Student Enrollment 2015-2021 (Headcount)

The District's six year enrollment projection is based on a forecast prepared by E.D. Hovee & Company, LLC., which considers enrollment projection models to estimate future enrollment, including cohort survival, grade progression, and population ratio. Local population and housing and development trends are also considered.

Even with renewed population growth county-wide, K-12 enrollment appears to have plateaued with lower birth projections for Clark County than previously projected. Baseline conditions indicate modest enrollment increases to less than 25,650 students by 2024-25. Using high growth conditions, it is conceivable (though less likely) that enrollment could increase by as much as 3,000 students in 6 years to a 2024-25 headcount of over 28,500, but because the transition from baseline to high growth conditions is increasingly uncertain, and because baseline conditions appear to be more likely over at least the near term, the District used baseline projections as the basis for calculating growth in the Capital Facilities Plan.

Partially offsetting these downward trends is the increase in identified planned residential projects which are up by about 50% from what was planned two years ago. Almost half (47%) of planned units are multi-family with associated lower student generation rates.

Grade	Fall 2018	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Total K-5	11,027	11,010	10,996	11,019	11,037	11,167	11,261
Total 6-8	5,910	5,979	5,866	5,745	5,643	5,513	5,433
Total 9-12	8,664	8,764	8,903	8,991	9,131	9,065	8,951
TOTAL	25,601	25,753	25,765	25,755	25,811	25,745	25,645

V. CAPITAL FACILITIES NEEDS

A. Forecast Facility Needs

Facility needs for purposes of the Growth Management Act and impact fees are based on existing capacity and forecast enrollment. The 2025 Facility needs are shown in the table below and the amount of the facility need that is attributed to forecast growth is described under the table.

Facility	2018 Capacity	2025 Projected Enrollment	2025 Facility Need
Elementary Schools	10,931	11,261	330
Middle Schools	4,403	5,433	1,030
High Schools	7,685	8,951	1,266
TOTAL	23,019	25,645	2,626

- Elementary Schools: The baseline enrollment forecast shows an increase of 234 students. The 2018 bond funds the replacement of 5 elementary schools and construction of a new elementary school, which will add capacity for 550 students.
- Middle Schools: The baseline enrollment forecast for grades 6 through 8 shows a slight decline. The 2018 bond measure funds the replacement of an existing middle school. The replacement school will have additional classrooms in bricks and mortar, increasing the permanent capacity for another 200 students. Because the middle school enrollment forecast does not currently project an increase, the district is not treating the construction of middle school capacity as a growth related facility need.
- High Schools: The baseline enrollment forecast show an increase of 287 students. The 2018 bond will fund the expansion of Heritage High School which will add permanent capacity for 350 students.

B. Land Acquisition

Acquisition of new school sites in advance of enrollment needs is critical to prepare to meet the challenge of potentially increasing enrollment and addressing existing needs. Since it is uncertain how or when land will ultimately be developed or how the district may deliver services in the future, the district anticipates that it may acquire more sites than the minimum supported by enrollment projections. The district currently owns one potential small high school site and one small site to accommodate the expansion of support services. As growth occurs and both development regulations and educational programming are modified over time, these sites may not be suitable for development at the time when construction is needed.

The district is committed to constructing neighborhood schools for elementary schools and maximizing the opportunity for students to walk to school. This policy supports the Clark County GMA, Chapter 10 School Element.

In addition to the walkability and neighborhood schools, in siting schools the district will look to construction and operation costs, effectiveness of site to meet educational programming

needs, and access to infrastructure. The availability of connections to public infrastructure such as water, electricity, sewer, and roads are important factors for the district in planning and siting schools.

In order to accommodate future growth, the district anticipates acquiring sites consistent with estimated maximum enrollment of proposed development. Recent development patterns show a greater degree of residential development occurring within the northern and southeast quadrants of the district which is consistent with Clark County projections.

A majority of the improvements that are planned in the 2018 bond measure do not add capacity to serve forecast growth, however, they are important capital facility improvements that must be constructed to provide the educational program described in this CFP. Only the portion of the planned improvements that add capacity to serve growth is included in the District's impact fee calculations. The capacity and cost for the planned and required improvements are shown in the table below:

Project Description	Added Capacity	Estimated Cost	Cost for Added Capacity to Serve Forecast Growth*
Elementary #22	550	\$37,280,736	\$12,561,015
Heritage HS Addition	350	\$26,939,489	\$17,249,843
Wy'east Middle School	200	\$80,012,065	\$0
Transportation	Equal to growth	\$10,000,000	N/A
Land Acquisition	Equal to growth	\$12,000,000	N/A
Remaining Bond Projects**	0	\$664,817,710	\$0
TOTAL	1,100	\$831,050,000	\$29,810,858

**Cost attributed to forecast growth is the proportionate share of the total cost to construct the improvement that is equal to forecast growth. Forecast growth at the elementary level is 234 and added capacity is 550. The percentage of cost for added elementary school capacity is .425% (234/550) and at the high school it is .82% (287/350). The estimated total costs includes all the costs to construct the improvement. Architect, engineer, professional services, furniture/fixtures/equipment, permit and owner contingency costs have been excluded from the cost allocated to serve forecast growth.*

*** The majority of these improvements are replacement facilities or capital renewal projects. A detailed list of the planned bond improvements with project specific costs is on file with the district.*

VI. CAPITAL FACILITIES FINANCE PLAN

A. Six Year Financing Plan

Facility Capacity Need	Total	Estimated Impact Fees	State Match	Bonds
Secured	\$802,000,000	\$12,000,000	\$95,000,000	\$695,000,000
Unsecured	\$29,050,000	Source TBD		

The total cost estimate for all the planned bond projects, the transportation facility improvements and property acquisition is \$831,050,000. Funding for planned improvements is typically secured from a number of sources including voter approved bonds, state match funds, and impact fees. The following information explains each of the funding sources in greater detail.

1. General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. The District must pass a bond since it is the primary source of funding for the capital improvements listed in this plan.

2. State Match Funds

State match funds come from the Common School Construction Fund ("the Fund"). Bonds are sold on behalf of the Fund, and then retired from revenues accruing predominantly from the sale of timber from the common school lands. If these sources are insufficient, the Legislature can appropriate funds or the State Board of Education can change the standards. School districts may qualify for state match funds for specific capital projects based on a prioritization system.

3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

Anticipated property acquisition and new construction is based on the enrollment forecast, capacity, the District's educational standards and the community's support of finance tools to fund the improvements.

In the event that planned construction projects and property acquisition does not fully address space needs for student growth and a reduction in interim student housing (portables), the Board could consider various courses of action, including, but not limited to:

- Increase class sizes;
- House students in additional portables;
- Alternative scheduling options;
- Change the instructional model, or
- Modify the school calendar

VII. SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees

The county's and city's impact fee programs require school districts to prepare and adopt CFPs meeting the specifications of the GMA and the county and city ordinances. Impact fees are calculated in accordance with the local jurisdiction's formula, which is based on projected school facility costs necessitated by new growth contained in the District's CFP. The formula allocates a portion of the cost for new facilities to the single family and multi-family house that create the demand (or need) based on a student factor, or the average number of students that live in new single family and multi-family homes. The formula also provides a credit for state match and Bond Proceeds (or property taxes).

B. Methodology and Variables Used to Calculate School Impact Fees

The District's impact fees have been calculated utilizing the formula in the Clark County and cities of Vancouver and Camas Impact Fee Ordinances. Application of the formula is shown in Appendix A which follows on the next page.

C. Proposed Impact Fee Schedule

In accordance with the school impact fee calculation in Appendix A, the District's school impact fees are:

\$ 6,432 per single family home (2019-25)

\$3,753 per multi-family unit (2019-25)

**Evergreen School District
2019 Impact Fee Calculation**

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	Formula
\$12,561,015.34	\$0.00	\$17,249,843.08	Facility Cost
234	1000	287	Additional Capacity
\$53,679.55	\$0.00	\$60,103.98	Cost per Student (CS)
0.200	0.102	0.122	Student Factor (SF)
\$10,735.91	\$0.00	\$7,332.69	CS x SF
\$225.97	\$225.97	\$225.97	Boeck Index
90.00	117.00	130.00	OSP! Sq Ft
67.75%	67.75%	67.75%	State Match Eligibility %
\$2,755.70	\$1,827.03	\$2,428.08	State Match Credit (SM)
\$7,980.21	\$0.00	\$4,904.60	CS x SF - SM
		\$12,884.81	Cost per Single Family Residence
		0.00395	Average Interest Rate
		0.040209559	Tax Credit Numerator
		0.004108828	Tax Credit Denominator
		9.786138967	Tax Credit Multiplier (TCM)
		\$314,058.53	Average Assessed Value (AAV)
		3073420.418	TCM x AAV
		0.00173	Tax Levy Rate (TLR)
		5317.017324	TCM x AAV x TLR = (TC)
		\$7,567.79	Cost per Single Family Residence - Tax Credit
		\$1,135.17	15% reduction (A)
		\$6,432.62	Calculated Single Family Fee Amount
			Recommended Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School	Formula
\$12,561,015.34	\$0.00	\$17,249,843.08	Facility Cost
234	1000	287	Additional Capacity
\$53,679.55	\$0.00	\$60,103.98	Cost per Student (CS)
0.105	0.046	0.064	Student Factor (SF)
\$5,636.35	\$0.00	\$3,846.65	CS x SF
\$225.97	\$225.97	\$225.97	Boeck Index
90.00	117.00	130.00	OSP! Sq Ft
67.75%	67.75%	67.75%	State Match Eligibility %
\$1,446.74	\$823.96	\$1,273.75	State Match Credit (SM)
\$4,189.61	\$0.00	\$2,572.91	CS x SF - SM
		\$6,762.52	Cost per Multi-Family Residence
		0.00395	Average Interest Rate
		0.040209559	Tax Credit Numerator
		0.004108828	Tax Credit Denominator
		9.786138967	Tax Credit Multiplier (TCM)
		\$138,615.44	Average Assessed Value (AAV)
		1356509.959	TCM x AAV
		0.00173	Tax Levy Rate (TLR)
		2346.762229	TCM x AAV x TLR = (TC)
		\$4,415.75	Cost per Multi-Family Residence - Tax Credit
		\$662.36	15% reduction (A)
		\$3,753.39	Calculated Multi-Family Fee Amount
			Recommended Fee Amount

EVERGREEN PUBLIC SCHOOLS
APPENDIX B
POPULATION/ENROLLMENT PROJECTIONS

K-5 Total Headcount

Elementary Enrollment Scenarios

Year	Baseline Scenario							Alternative Scenario						
	K	1	2	3	4	5	Total	K	1	2	3	4	5	Total
2007	1,775	1,937	1,969	2,019	2,032	2,007	11,739	1,775	1,937	1,969	2,019	2,032	2,007	11,739
2008	1,789	1,924	1,926	1,988	2,039	2,071	11,737	1,789	1,924	1,926	1,988	2,039	2,071	11,737
2009	1,741	1,901	1,947	1,948	2,010	2,071	11,618	1,741	1,901	1,947	1,948	2,010	2,071	11,618
2010	1,859	1,862	1,861	1,966	1,944	2,016	11,508	1,859	1,862	1,861	1,966	1,944	2,016	11,508
2011	1,927	1,948	1,867	1,885	1,995	1,961	11,583	1,927	1,948	1,867	1,885	1,995	1,961	11,583
2012	1,949	1,930	1,914	1,863	1,891	1,998	11,545	1,949	1,930	1,914	1,863	1,891	1,998	11,545
2013	1,926	1,953	1,875	1,915	1,869	1,897	11,435	1,926	1,953	1,875	1,915	1,869	1,897	11,435
2014	1,821	1,983	1,942	1,915	1,918	1,882	11,461	1,821	1,983	1,942	1,915	1,918	1,882	11,461
2015	1,838	1,864	1,967	1,963	1,937	1,956	11,525	1,838	1,864	1,967	1,963	1,937	1,956	11,525
2016	1,844	1,879	1,886	1,988	2,030	1,983	11,610	1,844	1,879	1,886	1,988	2,030	1,983	11,610
2017	1,735	1,848	1,833	1,881	1,981	1,997	11,275	1,735	1,848	1,833	1,881	1,981	1,997	11,275
2018	1,746	1,752	1,838	1,838	1,868	1,985	11,027	1,746	1,752	1,838	1,838	1,868	1,985	11,027
2019	1,864	1,795	1,742	1,856	1,867	1,886	11,010	1,855	1,794	1,741	1,854	1,865	1,884	10,992
2020	1,855	1,890	1,772	1,743	1,867	1,869	10,996	1,896	1,922	1,809	1,779	1,905	1,907	11,218
2021	1,879	1,880	1,865	1,772	1,754	1,869	11,019	1,973	1,960	1,934	1,845	1,825	1,944	11,481
2022	1,874	1,904	1,854	1,865	1,785	1,755	11,037	2,021	2,036	1,969	1,969	1,890	1,859	11,744
2023	1,870	1,899	1,877	1,854	1,878	1,789	11,167	2,072	2,083	2,041	2,001	2,014	1,924	12,135
2024	1,869	1,895	1,873	1,878	1,866	1,880	11,261	2,128	2,132	2,085	2,071	2,042	2,045	12,505
2025	1,866	1,894	1,869	1,874	1,890	1,868	11,261	2,150	2,151	2,096	2,078	2,078	2,037	12,591
2026	1,886	1,892	1,868	1,871	1,886	1,891	11,294	2,197	2,168	2,111	2,086	2,082	2,070	12,715
2027	1,905	1,912	1,866	1,870	1,883	1,887	11,323	2,245	2,212	2,125	2,098	2,087	2,071	12,837
2028	1,923	1,932	1,887	1,868	1,882	1,884	11,375	2,291	2,256	2,164	2,109	2,095	2,073	12,988

EVERGREEN PUBLIC SCHOOLS
APPENDIX B
POPULATION/ENROLLMENT PROJECTIONS

Year	Baseline Scenario				Alternative Scenario			
	6	7	8	Total	6	7	8	Total
2007	2,022	2,063	1,951	6,036	2,022	2,063	1,951	6,036
2008	2,040	2,122	2,143	6,305	2,040	2,122	2,143	6,305
2009	2,073	2,086	2,153	6,312	2,073	2,086	2,153	6,312
2010	2,108	2,089	2,109	6,306	2,108	2,089	2,109	6,306
2011	2,051	2,175	2,154	6,380	2,051	2,175	2,154	6,380
2012	2,045	2,053	2,200	6,298	2,045	2,053	2,200	6,298
2013	2,026	2,084	2,113	6,223	2,026	2,084	2,113	6,223
2014	1,928	2,049	2,151	6,128	1,928	2,049	2,151	6,128
2015	1,881	1,928	1,977	5,786	1,881	1,928	1,977	5,786
2016	1,959	1,932	1,941	5,832	1,959	1,932	1,941	5,832
2017	1,964	1,947	1,965	5,876	1,964	1,947	1,965	5,876
2018	1,992	1,967	1,951	5,910	1,992	1,967	1,951	5,910
2019	1,973	1,997	2,008	5,979	2,006	2,010	1,980	5,996
2020	1,889	1,977	2,000	5,866	1,928	2,055	2,058	6,041
2021	1,872	1,892	1,981	5,745	1,951	1,972	2,102	6,026
2022	1,872	1,876	1,896	5,643	1,987	1,994	2,015	5,996
2023	1,759	1,875	1,879	5,513	1,899	2,027	2,036	5,962
2024	1,794	1,761	1,879	5,433	1,964	1,935	2,068	5,968
2025	1,885	1,796	1,765	5,447	2,052	1,968	1,940	5,961
2026	1,873	1,888	1,801	5,562	2,042	2,054	1,972	6,068
2027	1,896	1,876	1,893	5,665	2,072	2,041	2,055	6,168
2028	1,892	1,899	1,881	5,671	2,071	2,068	2,041	6,180

EVERGREEN PUBLIC SCHOOLS
APPENDIX B

POPULATION/ENROLLMENT PROJECTIONS

9-12 Total Headcount

High School Enrollment Scenarios

Year	Baseline Scenario					Alternative Scenario				
	9	10	11	12	Total	9	10	11	12	Total
2007	1,926	1,919	2,029	2,115	7,989	1,926	1,919	2,029	2,115	7,989
2008	2,052	2,003	2,154	2,208	8,417	2,052	2,003	2,154	2,208	8,417
2009	2,187	2,047	2,225	2,392	8,851	2,187	2,047	2,225	2,392	8,851
2010	2,229	2,193	2,252	2,373	9,047	2,229	2,193	2,252	2,373	9,047
2011	2,191	2,184	2,350	2,322	9,047	2,191	2,184	2,350	2,322	9,047
2012	2,159	2,102	2,334	2,563	9,158	2,159	2,102	2,334	2,563	9,158
2013	2,197	2,192	2,265	2,508	9,162	2,197	2,192	2,265	2,508	9,162
2014	2,123	2,235	2,406	2,517	9,281	2,123	2,235	2,406	2,517	9,281
2015	2,074	2,059	2,400	2,535	9,068	2,074	2,059	2,400	2,535	9,068
2016	2,007	2,124	2,385	2,467	8,983	2,007	2,124	2,385	2,467	8,983
2017	1,983	2,021	2,459	2,405	8,868	1,983	2,021	2,459	2,405	8,868
2018	1,970	2,016	2,276	2,402	8,664	1,970	2,016	2,276	2,402	8,664
2019	2,135	1,975	2,343	2,312	8,764	2,137	1,975	2,343	2,313	8,769
2020	2,173	2,102	2,283	2,346	8,903	2,198	2,156	2,342	2,407	9,103
2021	2,166	2,140	2,401	2,284	8,991	2,282	2,217	2,525	2,402	9,426
2022	2,148	2,135	2,439	2,410	9,131	2,331	2,300	2,599	2,595	9,826
2023	2,065	2,115	2,437	2,448	9,065	2,249	2,347	2,694	2,670	9,961
2024	2,049	2,034	2,421	2,447	8,951	2,276	2,265	2,754	2,768	10,062
2025	2,049	2,019	2,349	2,430	8,847	2,277	2,252	2,648	2,781	9,958
2026	1,938	2,018	2,336	2,358	8,650	2,151	2,249	2,643	2,675	9,718
2027	1,976	1,909	2,338	2,345	8,568	2,186	2,126	2,649	2,669	9,630
2028	2,068	1,946	2,239	2,347	8,600	2,272	2,159	2,542	2,676	9,649

EVERGREEN PUBLIC SCHOOLS
APPENDIX C
CAPITAL FACILITIES INVENTORY

ELEMENTARY SCHOOLS	ADDRESS	SITE (ACRES)	OCCUPANCY	Building SF per WAC	Attached Covered Play SF	Detached Covered Play SF	Portable SF	Modular SF	Other	Total SF
Burnt Bridge Creek	14619-A NE 49th Street Vancouver, WA 98682	11	1988	49,414	4,230	0	6,272	0	500	60,416
Burton	14015 NE 28th Street Vancouver WA 98682	13	1970	40,642	1,500	3,634	10,976	0	200	56,952
Columbia Valley	17500 SE Sequoia Circle Vancouver, WA 98683	12	2004	60,556	2,200	0	0	0	0	62,756
Crestline	13003 SE 7th Street Vancouver, WA 98683	11	2014	60,143	3,761	3,634	0	0	0	67,538
Early Childhood Center (Operated by SWCCC)	14405 NE 28th Street Vancouver, WA 98682	20	1989	0	0	0	4,704	0	0	4,704
Ellsworth	512 SE Ellsworth Road Vancouver, WA 98664	10	1958	38,014	0	3,634	8,904	0	0	50,552
Endeavour	2701 NE Four Seasons Lane Vancouver, WA 98682	11	2008	60,556	2,200	0	6,272	0	0	69,028
Evergreen Flex Academy	13501 NE 28th Street Vancouver, WA 98682	0.88	2003	0	0	0	0	13,295	0	13,295
Florcrest	12001 NE 9th Street Vancouver, WA 98684	11	1976	54,400	4,500	0	3,136	0	500	62,536
Fisher's Landing	3800 SE Hiddenbrook Drive Vancouver, WA 98683	12	1996	49,972	4,010	0	9,408	0	500	63,890
Harmony	17404-A NE 18th Street Vancouver, WA 98684	11	1991	49,519	4,020	0	12,544	0	500	66,583
Hearthwood	801 NE Hearthwood Boulevard Vancouver, WA 98684	11	1981	49,100	4,500	0	3,136	5,040	500	62,276
Illahee	19401 SE 1st Street Camas, WA 98607	11	2001	55,699	4,016	0	4,704	0	500	64,919
Image	4400 NE 122nd Avenue Vancouver, WA 98682	15	1976	54,400	4,500	0	6,272	0	500	65,672
Marrion	10119 NE 14th Street Vancouver, WA 98664	19	1968	40,158	0	3,634	10,752	0	500	55,044
Mill Plain	400 SE 164th Avenue Vancouver, WA 98684	9	1952	48,565	3,160	0	6,496	0	0	58,221
Orchards	11405 NE 69th Street Vancouver, WA 98662	13	2004	60,556	2,200	0	3,136	5,040	0	70,932
Pioneer	7212 NE 166th Avenue Vancouver, WA 98682	11	1993	49,519	4,020	0	9,408	0	0	62,947
Riverview	12601 SE Riveridge Drive Vancouver, WA 98683	11	1976	54,400	4,500	0	3,136	0	500	62,536
Sifton	7301 NE 137th Avenue Vancouver, WA 98682	10	1958	37,822	0	3,634	11,360	0	0	52,816
Silver Star	10500 NE 86th Street Vancouver, WA 98662	12	1973	41,463	1,728	3,634	11,508	0	0	58,333
Sunset	9001 NE 95th Street Vancouver, WA 98662	14	1976	54,400	4,500	0	4,704	0	500	64,104
York	9301 NE 152nd Avenue Vancouver, WA 98682	11	2003	56,108	2,200	0	0	0	0	58,308
TOTAL ELEMENTARY		269.88		1,065,406	61,745	21,804	136,828	23,375	5,200	1,314,358

MIDDLE SCHOOLS	ADDRESS	SITE (ACRES)	OCCUPANCY	Building SF per WAC	Attached Covered Play SF	Detached Covered Play SF	Portable SF	Modular SF	Other	Total SF
49th Street Academy	14619-B 49th Street Vancouver, WA 98682	2.71	1988	10,799	0	0	1,568	0	0	12,367
Cascade	13900 NE 18th Street, Vancouver, WA 98684	16.4	2004	110,315	0	6,570	3,136	8,064	1,000	129,085
Covington	11200 NE Rosewood Road, Vancouver, WA 98662	21.45	2006	112,361	0	0	7,840	8,064	1,000	129,265
Frontier	7600 NE 166th Avenue, Vancouver, WA 98682	28	1996	101,046	0	0	17,248	0	2,000	120,294
Evergreen Flex Academy / IQ Academy - see ASC	13501 NE 28th Street, Vancouver, WA 98682	w/Elem	2003	w/Elem	w/Elem	w/Elem	w/Elem	w/Elem	w/Elem	0
Pacific	2017 NE 172nd Avenue, Vancouver, WA 98684	17.18	1983	106,581	0	2,946	29,792	0	500	139,819
Shahala	601 SE 192nd Avenue, Vancouver WA 98683	20	2001	104,298	0	3,224	18,816	0	720	127,058
Wy'east	1112 SE 136th Avenue, Vancouver WA 98683	29.88	1979	118,207	3,840	0	17,248	0	1,000	140,295
TOTAL MIDDLE SCHOOLS		136		663,607	3,840	12,740	95,648	16,128	6,220	798,183

EVERGREEN PUBLIC SCHOOLS
APPENDIX C
CAPITAL FACILITIES INVENTORY

HIGH SCHOOLS	ADDRESS	SITE (ACRES)	OCCUPANCY	Building SF per WAC	Attached Covered Play SF	Detached Covered Play SF	Portable SF	Modular SF	Other	Total SF
49th Street Academy	14619-B 49th Street, Vancouver, WA 98682	w/MS	1988	w/MS	w/MS	w/MS	w/MS	w/MS	w/MS	0
Crestwood Business Park	11818 SE Mill Plain Blvd, Vancouver, WA 98684	Leased	Leased	2,642	0	0	0	0	0	2,642
Evergreen	14300 NE 18th Street, Vancouver, WA 98684	34.4	1969/2007	264,354	0	0	13,748	0	0	278,102
HeLa	9105 NE 9th Street, Vancouver, WA 98664	2.89	2013	69,008	0	0	0	0	0	69,008
Heritage	7825 NE 130th Avenue, Vancouver, WA 98682	45	1999	219,841	0	0	31,360	0	1,700	252,901
IQ Academy (See ASC)	13501 NE 28th Street, Vancouver, WA 98682	w/ASC	2003	w/Elem	w/Elem	w/Elem	w/Elem	w/Elem	w/Elem	0
Legacy	2205 NE 138th Avenue, Vancouver, WA 98683	w/EHS	1987	11,554	0	0	3,144	5,180	0	19,878
Mountain View	1500 SE Blairmont Drive, Vancouver, WA 98683	41.09	1981	238,075	0	0	9,044	0	3,250	250,369
Union	6201 NW Friberg/Strunk Street, Camas, WA 98607	54.75	2007	234,900	0	0	0	11,648	0	246,548
TOTAL HIGH SCHOOLS		178		1,040,374	0	0	57,296	16,828	4,950	1,119,448
Cascadia Technical Academy	12200 NE 28th Street, Vancouver, WA 98682	11.92	1983 to 2014	100,704	0	0	0	0	0	100,704
TOTAL CCVSC		12		100,704	0	0	0	0	0	100,704

Administrative Service Center	13501 NE 28th Street, Vancouver, WA 98682	16.12	1993	0	0	0	70,000	11,600	0	81,600
Maintenance	3004 NE 124th Avenue, Vancouver, WA 98682	3	1981	7,000	0	0	0	0	0	7,000
McKenzie Stadium	2205 NE 138th Avenue, Vancouver, WA 98682	6	1984	2,000	0	0	0	0	0	2,000
Transportation	13909 NE 28th Street, Vancouver, WA 98682	9	1960's	9,170	0	0	2,464	0	0	11,634
Warehouse (Central Receiving)	2205 NE 138th Avenue, Vancouver, WA 98684	1	1976	25,000	0	0	0	0	0	25,000
TOTAL SUPPORT FACILITIES		35.12		43,170	0	0	72,464	11,600	0	127,234

Future School Site	NE 52nd St / NE 131st Ave, Vancouver, WA 98682	20.99	N/A	0	0	0	0	0		0
Future School Site	NE 39th St / NE 162nd Ave, Vancouver, WA 98682	9.8	N/A	0	0	0	0	0		0
Future School Site	NE 9th St / NE 136nd Ave, Vancouver, WA 98682	12.67	N/A	0	0	0	0	0		0
Future School Site	NE 9th St / NE 136nd Ave, Vancouver, WA 98682	6.05	N/A	0	0	0	0	0		0
TOTAL SUPPORT FACILITIES		49.51		0	0	0	0	0		0

From: [Kay, Jenna](#)
To: "lisa.bondy72@icloud.com"
Subject: RE: Facility Zoning Amendment
Date: Monday, July 8, 2019 4:24:37 PM

Hi Lisa,

Thank you for your comments and questions.

It looks like you were looking at the Evergreen School District Capital Facilities Plan information. Here is some information in response to your questions:

- Single-family dwellings include detached single-family houses (like a stand-alone house) and attached single-family homes (like duplexes).
- Multi-family dwellings include buildings with three or more units (like apartments).

School impact fees are a fee that only applies to new houses built within a school district, and the fee calculation includes an estimate of how many students will live in each new residence. This means the housing developer and/or new home buyer is typically who pays the school impact fee. People who live in an existing residence do not pay school impact fees.

There are several factors that go into the calculation of a school district's impact fee amount. As I noted above, one of those has to do with the average number of students that live in a new single-family and multi-family home. The Evergreen School District has seen a shift of where students are living in the district. Previously, there was an increase in students living in multi-family residences, which raised the impact fees for those types of homes in 2016. When the school district updated their impact fee calculations this year, they saw more students living in single-family residences. This shift in where the student population is living has contributed to the shift in the impact fee amounts for each type of home.

While all of the above focuses on impact fees, the Evergreen School District capital facilities plan does also include bonds and state match funds as part of its financing plan. For a school district to issue a bond, a 60% voter approval is required. If a bond is approved, it is paid for through property taxes of all residents within the school district.

Hopefully this provides some useful information. Please let me know if any of the above is unclear, if I can provide additional information, or if you have further questions. I am also available to talk by phone. I can be reached directly at 564-397-4968.

Regards,
Jenna



Jenna Kay
Planner II
COMMUNITY PLANNING

564.397.4968



-----Original Message-----

From: Alvarez, Jose
Sent: Monday, July 8, 2019 8:23 AM
To: Kay, Jenna
Subject: FW: Facility Zoning Amendment

FYI

Jose Alvarez
Planner III
COMMUNITY PLANNING

564.397.2280

Top of Form
Bottom of Form

-----Original Message-----

From: Wiser, Sonja
Sent: Monday, July 8, 2019 7:54 AM
To: Alvarez, Jose
Subject: FW: Facility Zoning Amendment

From: Lisa Bondy [lisa.bondy72@icloud.com]
Sent: Sunday, July 07, 2019 11:07 PM
To: Wiser, Sonja
Cc: Lisa Bondy
Subject: Facility Zoning Amendment

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.

It sounds, to me, like the schools want to raise my taxes for the new schools they want to build.

I'm not interested in new schools. I would gladly pay increased taxes if it would get more staff assistants for my daughter, and a better SPED program for her. She has special needs, and needs a 1:1 with her all day.

What is considered a "single-family" residence, and what is considered a "multi-family" residence?

I don't like the fact that in the Evergreen School District the fees for single-family (which is what I think I am) is going up 5%, and multi-family is going DOWN 51%. How is THAT fair?

Sent from my iPhone

MARNIE ALLEN
ESD 112 ATTORNEY
LEGAL SOLUTIONS FOR SCHOOLS

April 25, 2019

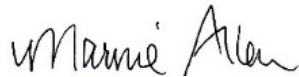
Jenna Kay
Clark County
Department of Community Planning
P.O. Box 9810
Vancouver, WA 98666-9810

Dear Ms. Kay:

On behalf of the Evergreen 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 Evergreen School District No. 114.

The comment period on the DNS expires at 4pm, on May 9, 2019. The Board is scheduled to adopt the Capital Facilities Plan and impact fees on May 14, 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: Susan Steinbrenner, Executive Director of Facilities, Evergreen 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 2019-2025 Evergreen School District Capital Facilities Plan by the Evergreen School District No. 114 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 2019-2025 Evergreen School District Capital Facilities Plan as part of the Capital Facilities Element of the County Comprehensive Plan.
3. The amendment of the City of Vancouver Comprehensive Plan to include the 2019-2025 Evergreen School District Capital Facilities Plan as part of the Capital Facilities Element of the City of Vancouver Comprehensive Plan.
4. The amendment of the City of Camas Comprehensive Plan to include the 2019-2025 Evergreen School District Capital Facilities Plan as part of the Capital Facilities Element of the City of Camas Comprehensive Plan.

Proponent: Evergreen School District No. 114

Location of the Proposal:

The Evergreen School District includes an area of approximately 48 square miles in Clark County.

Lead Agency:

Evergreen School District No. 114

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 at least 14 days from the date of issue. Comments must be submitted by May 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: Susan Steinbrenner
Director of Facilities and Superintendent's Designee for SEPA
Evergreen School District No. 114

Telephone: 360.604.4077

Address: Evergreen School District No. 114
13501 NE 28th Street
Vancouver, WA 98668

Signature: 
Susan Steinbrenner, Director of Facilities

Date of Issue: April 25, 2019

Date Published: April 25, 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 Evergreen School District's 2019 – 2025 Capital Facilities Plan ("Capital Facilities Plan") for the purposes of planning for the District's facilities needs. Clark County, the City of Vancouver and the City of Camas will incorporate the District's Capital Facilities Plan into its Comprehensive Plan. A copy of the District's Capital Facilities Plan is available for review in the District's offices.

2. Name of applicant:

Evergreen School District No. 114

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

Educational Service District 112
2500 NE 65th 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:

Evergreen School District No. 114

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

The Capital Facilities Plan is scheduled to be adopted on May 14, 2019. After adoption, the District will forward the Capital Facilities Plan to Clark County, the City of Vancouver, and the City of Camas for inclusion in their Comprehensive Plans. The District will continue to update the Capital Facilities Plan as required. The projects included in the Capital Facilities Plan have been or will be subject to project-level environmental review when appropriate.

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. School facilities are subject to RCW 39.35D, high performance building standards, and will be designed and constructed accordingly.

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, the City of Vancouver, and the City of Camas will adopt the Capital Facilities Plan and incorporate it 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 Evergreen 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, the City of Vancouver, and the City of Camas Comprehensive Plans. The projects included in the Capital Facilities Plan have been or will be subject to project-level environmental review when appropriate. 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 Evergreen School District. The Cities of Vancouver and Camas and part of unincorporated Clark County are served by the District. 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 Evergreen 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 the Evergreen 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 Evergreen 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 Evergreen 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.

No discharges of waste material will take place in connection with the projects included in the Plan.

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 Evergreen 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. Each project is or will be subject to applicable local landscaping requirements.

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 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 Evergreen 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 Evergreen 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?

The known sites for the projects included in the Capital Facility Plan have not been used recently for agriculture.

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 Evergreen School District currently serves approximately 25,601 students. Enrollment is expected to increase to approximately 25,645 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 Evergreen 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 address 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.

An inventory of historical sites at or near the sites of the projects included in the Capital Facilities Plan has been or will be developed 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.

There is no known interference or effects on the movement of agriculture and forest products. If construction of projects identified in the Capital Facilities Plan does interfere or have an effect, the affects will be described during project-level environmental review.

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: 4/8/2019

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 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' demands on transportation and utilities. These increase 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 requirement for the protection of the environment.



CLARK COUNTY WASHINGTON

COMMUNITY PLANNING

PLANNING COMMISSION RECOMMENDATION

DATE ISSUED: July 19, 2019

SUBJECT: **CPZ2019-00020 Evergreen 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 Evergreen 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, 6th Floor, Vancouver, Washington to consider the following:

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 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. 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, 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 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
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

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Wednesday, July 03, 2019

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110474 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: CPZ2019-00020 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 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. 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, 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 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

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The Columbian



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Affidavit of Publication
STATE OF WASHINGTON

County of Clark

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COLUMBIAN

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

REFERENCE:

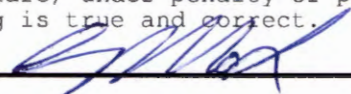
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0000221940 PH: CPZ2019-00020

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
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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
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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-270--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 adopt by reference the modified Evergreen 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-270. 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, 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:

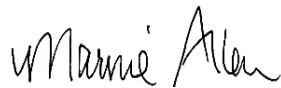
This letter is being sent to respectfully request Clark County include the Battle Ground, Evergreen, Hockinson, La Center, Ridgefield and Woodland School Districts' (Districts) 2019-2025 Capital Facilities Plans on the County's 2019 Annual Comprehensive Land Use Plan Amendments Docket.

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

May 20, 2019

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

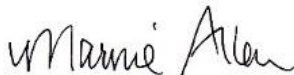
Dear Ms. Kay:

Enclosed please find the Evergreen 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 Vancouver, and the City of Camas, 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: Susan Steinbrenner, Executive Director of Facilities, Evergreen 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
6th 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">• DEAB meeting is being recorded and the audio will be posted on the DEAB's website• Review/Adopt minutes• Review upcoming events• Member announcements			
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

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 / 179th 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 152nd 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

Jenna Kay, Marnie Allen

June 20, 2019



Capital Facilities Plan & Impact Fee Updates

- 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

Planning Commission Hearing

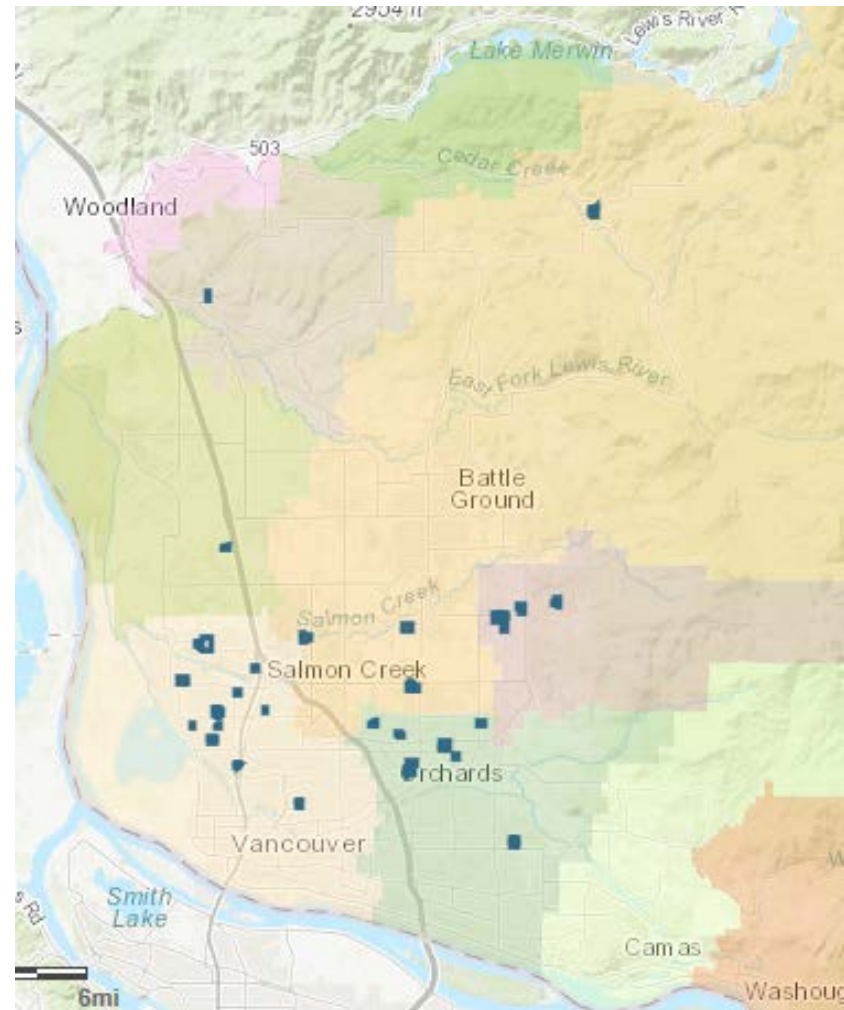
Jenna Kay, Oliver Orjiako

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

- 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

- 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

- 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

- 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

- 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

- 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%
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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

