Final SEPA ENVIRONMENTAL CHECKLIST

for

CENTRAL KITSAP SCHOOL DISTRICT NO. 401

Central Kitsap High School & Middle School Replacement

March 14, 2017

Prepared For:

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and

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State Environmental Policy Act (SEPA)

TO BE COMPLETED BY APPLICANT

A. BACKGROUND

1. Name of proposed project, if applicable:
Central Kitsap High School and Middle School Replacement

2. Name of applicant:
Central Kitsap School District No. 401, Capital Projects

3. Mailing address and telephone number of applicant and contact person:

Owner/Applicant:	**Central Kitsap School District No. 401**
Contact:	**Ms. Robin Shoemaker, Director of Capital Projects**
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4. Date checklist prepared:
March 14, 2017

5. Agency requesting checklist:
Central Kitsap School District No. 401

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

Construction will occur in five phases to accommodate ongoing educational use of the facilities. The first phase will begin construction in June 2017 and the final phase is expected to conclude construction in the fall of 2019, however the final field work will extend into 2020. The timing of the demolition of the high school

and construction of accessory ball fields and parking at the south end of the site is undetermined at this time. See the Phasing Plan dated January 6, 2017 for further detail.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
There are no future additions or activity planned that have not been described in this checklist and the Phasing Plan. As disclosed in the Phasing Plan, the timing of the final phase (demolition of the high school and construction of accessory ball fields and parking at the south end of the site) and a future concession/ticketing building at the CKHS football field is undetermined at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
    - **Land Survey prepared by AES Consultants dated Oct. 2016**
    - **Cultural Resources Study prepared by Cultural Resources Consultants LLC dated November 2016**
    - **Critical Areas Reconnaissance and Hydrologic Assessment prepared by Ecological Land Services Inc. dated October 26, 2016**
    - **Preliminary Geotechnical Study Engineering Report prepared by Amec Foster Wheeler dated October 18, 2016**
    - **Publication of the Construction Stormwater General Notice of Intent to be prepared prior to construction.**
    - **Revised Traffic Impact Study prepared by Casseday Consulting dated February 2017**
    - **Drainage Report prepared by AHBL, Inc. dated Dec. 2016**
    - **Phasing Plan prepared by Skanska Construction dated January 6, 2017**
    - **Parking Analysis prepared by Integrus Architecture dated December 2016**
    - **Photometric Analysis (Light Spill) & pole & fixture details**
    - **Noise Report prepared by Stantec dated March 14, 2017**
    - **List of Underground Storage Tanks**
    - **Hazardous Materials Reports on all buildings to be prepared**
    - **Construction Mitigation Plan prepared by Skanska dated March 2017.**
    - **Infiltration Report prepared by Amec Foster Wheeler dated March 2017**

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.
There are no other applications affecting this property at this time.

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

Kitsap County Permits/Approvals:

- **Conditional Use Permit(s)**
- **Site Plan Review(s)**
- **Demolition Permits**
- **Boundary Line Adjustment for Lot Consolidation (already filed)**
- **Clearing, Grading & Site Development Permit(s)**
- **Building Permits**
- **Fire System Permits**
- **Electrical Permits**
- **Sign Permits**

Other Agency Permits/Approvals:

- **SEPA determination by the Central Kitsap School District**
- **National Pollutant Discharge Elimination System (NPDES) by the Washington State Department of Ecology**
- **Osprey Nest Removal Permit by Washington State Department of Fish and Wildlife (already issued)**

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.

The Central Kitsap School District will be replacing several aged buildings at the Central Kitsap High School (CKHS) and Central Kitsap Middle School (CKMS) sites, and forming a centralized, shared and integrated campus to better serve students, faculty, and the community. The construction and development will occur in multiple phases, to accommodate students and maintain educational services during project construction.

Existing Uses and Location: The schools are currently located at 3700 NW Anderson Hill Rd and 10130 Frontier Pl NW in the Silverdale Urban Growth Area of Kitsap County. Currently, CKHS is located in the southern portion of the property with access via NW Anderson Hill Road and NW Bucklin Hill Road, and CKMS is located to the north with access via Frontier Place NW. Also located onsite is the District's transportation/bus barn facility, centralized kitchen and warehouse, New Frontiers building, West Alternative High School, daycare portables, (all accessed via Frontier Place NW), and the science kit building (accessed via NW Anderson Hill Rd). The properties comprise 59 acres.

Enrollment and Capacity: The schools will be reconstructed and co-located into a new facility of approximately 312,000 square feet in the center of the campus, with additional support facilities (i.e. parking and sports fields) for CKHS to the north and west, and CKMS to the south. Currently, CKHS enrolls 1,360 FTE (full-time equivalent) students and CKMS enrolls 719 FTE students, and there are 233 FTE students attending the Alternative High School (for a total FTE enrollment of 2,312 students on the site). The new facility is being designed for an opening day capacity of 1,400 high school and 700 middle school students, for a total of 2,100 students.

Programming/Accessory Uses: The district will relocate all uses, with the exception of CKMS and CKHS,offsite to other District properties. This includes the transportation/bus barn facility, centralized kitchen and warehouse, New Frontiers building, West Alternative High School, daycare portables, and the science kit building. The existing buildings accommodating these activities will be demolished. In order to enlarge the campus space, the district purchased two parcels on the east side of the campus, located at 3890 and 3898 NW Windy Ridge Rd and two parcels on the northwest corner of the campus, located at 10332 Frontier Pl NW. Existing residences and buildings on the parcels will be demolished.

At build-out in 2020, on-site programming facilities for CKHS will include a new football/soccer field, field lighting and seating for up to 1,500 spectators; one baseball field, one softball field, one soccer field and up to eight tennis courts as well as associated features such as scoreboards and flag poles. The football/soccer field (and potentially one or more of the other fields to be determined in the future) will be synthetic turf and have field lights. Additionally, construction of a new concession stand/ticket booth and restroom facility is being considered.

Programming facilities for CKMS will include one multi-purpose athletic field and track that may be synthetic turf with field lights. CKHS and CKMS will each have a gymnasium within the new main building and will share an auditorium. The existing CKMS gymnasium will remain and be used as ashared auxiliary gymnasium. In the future (timing unknown), the District also intends to construct additional ball fields with associated parking at the site of the existing CKHS at the south end of the campus. The future ball field will be accessed via NW Bucklin Hill Rd and NW Anderson Hill Rd.

Access: The access roads for student / visitor vehicular traffic and for district buses are designed as separate circulation systems and provide more onsite queuing area during drop-off and pick-up times than the existing condition. Primary vehicular access for CKHS will be via Frontier Rd near the current CKMS driveway location,

and access for CKMS will be provided via NW Anderson Hill Rd at a new driveway, located approximately 450 feet south of the roundabout. The project will construct a left-turn pocket on NW Anderson Hill Road at the CKMS driveway to facilitate left turns entering the school with space for up to 10 cars. A new, separate driveway will be added on Frontier Rd for district bus access only. Vehicle loops for parents and visitors will be separated for each school; the CKHS loop to the north and CKMS to the south. The CKMS driveway is designed to better manage the on-site queues from drop off/pick-up activity plus provide separate left-turn and right-turn lanes for leaving the site.

The schools currently have a combined total of 460 parking spaces. The project will construct a total of 593 spaces distributed throughout campus as follows:

Proposed Parking		
Space Location	**Type of Space**	**Parking Quantity**
School Grounds	**Regular and ADA**	**472**
Bus Loop	**Special Event**	**29**
Existing HS parking lots	**Special Event/Overflow**	**86**
Interim Total Parking	**Regular, ADA, Special Event**	**587**
Future South Ballfields	**Special Event**	**92**
Future Total Parking	**Regular, ADA, Special Event**	**593**

The campus will also feature an extensive system of pedestrian paths and amenities for internal circulation. Additional pedestrian connections and linkages may connect to adjacent community resources, depending on site conditions.

Construction will occur in five phases to accommodate ongoing educational use of the facilities. The first phase will begin construction in Spring 2017 and the final phase is expected to conclude construction in the Fall of 2019, but the surrounding field work will extend into 2020. The timing of the demolition of the high school and construction of accessory ball fields at the south end of the site is undetermined. See the Phasing Plan dated January 6, 2017 for additional detail. Additional detail regarding frontage improvements and stormwater management are provided in their respective sections below.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
The project covers an area of approximately 59 Acres. The following five tax parcels are included: 172501-4-003-2006; 172501-4-004-2005; 172501-4-001-2006; 172501-4-008-2001 and 172501-4-009-2000. The addresses currently assigned to these locations include: 3700 NW Anderson Hill Rd; 10170, 10332 and 10130 Frontier Pl. NW; 3890 and 3898 NW Windy Ridge Rd, Silverdale WA 98383. The project is located in Section 17 of Township 25N Range 1E, in the Silverdale Urban Growth Area of Kitsap County.

A copy of the legal description is located on the face of the topography survey and available upon request.

B. ENVIRONMENTAL IMPACTS

1. EARTH

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other:
The property is generally flat, with steep slopes on the eastern portion.

b. What is the steepest slope on the site (approximate percent slope)?
80% along the eastern boundary.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? 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.
As detailed in the Geotechnical Report prepared by Amec Foster Wheeler, soils identified include native, intact soil consisting of very dense, gravelly silty sand (Glacial Till) which was encountered in most locations. In the southwest portion of the site, very dense sand (Advance Outwash) was encountered. In areas where previous site development has occurred, there are cuts and fills that create terraces and during explorations 4 to 8 feet of fill was encountered; the fill was medium dense, silty sand, and appears to be derived from on-site cut soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No, there are no indications of unstable soil in the vicinity. The geotechnical report notes that the risk of soil liquefaction occurring at this site under the IBC 2012 design earthquake is very low.

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.
There will be approximately 101,000 yards of cut, and approximately 99,000 yards of fill for a total of 200,000 yards net earthwork. All necessary fill will be generated from cut operations onsite.

While there may be more or less total yards of cut and fill as described above, these numbers will remain balanced out so that the overall earthwork will stay around 200,000 yards.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, erosion could occur because of clearing and construction. However, the implementation of a temporary sediment and erosion control plan using Best Management Practices should mitigate impacts.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
It is anticipated that approximately 27.5 percent of the 59-acre site will be covered with impervious surfaces after the completion of the proposed improvements. Note that this calculation counts the synthetic turf fields as impervious surface per Kitsap County staff direction.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
The project is required to obtain and follow the requirements of a Construction Stormwater NPDES permit through the Washington Department of Ecology. A Stormwater Pollution Prevention Plan (SWPPP) and Temporary Erosion Control Plan (TESC) will be developed to meet the twelve (12) Required Elements per the NPDES permit and the Kitsap County Drainage Manual.

The Contractor will mark the clearing limits with high visibility fencing. Stabilized construction entrances will utilize existing paved driveways. Stabilized construction roads, staging and parking will also be provided utilizing existing pavements, rock bases and ATB.

Stormwater flow rates will be controlled through temporary sediment ponds as well as through permanent stormwater control facilities. Perimeter protection will be provided through silt fencing or straw wattles. Temporary and permanent soil stabilization will occur through seeding/sodding, mulching, and plastic covering. Sediment controls may also include filtration or chemical treatments, if necessary.

Dust controls will include watering soils to prevent blowing of dust. Slopes will be protected through interceptor swales, check dams and pipe slope drains. Inlet protection will be provided. All existing and proposed drainage channels will be stabilized and protected through channel lining and outlet protection. All trench de-watering will be routed to appropriate sedimentation traps or ponds.

The Contractor will be responsible for controlling sources of pollution related to construction activities and materials in accordance with County

requirements and the Construction Mitigation Plan. The Contractor will implement, inspect and maintain all Best Management Practices (BMPs) on a regular basis. Inspection and maintenance records will be kept onsite. The Contractor will manage the project, including phasing of work to limit areas of disturbance, and maintain the SWPPP which will be updated to reflect changing site conditions.

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.
Construction would result in a temporary increase in air pollution, including emissions from equipment and dust from construction activities. Post-construction emissions would include emissions from vehicle trips associated with the use of the schools and maintenance equipment used for the grounds and field.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
There are no known off-site sources of emissions or odors observed that might effect this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Construction activities and equipment will follow the appropriate regulations for controlling emissions to the air as detailed in the Construction Mitigation Plan.

Potential BMPs include using water sprays or other non-toxic dust control methods on unpaved roadways, minimize vehicle speed while traveling on unpaved surfaces, prevent the tracking out of mud onto public streets, cover soil piles when practical, and minimize work during periods of high winds.

To minimize air quality and odor issues caused by tailpipe emissions, required BMPs include maintaining engines of construction equipment while also minimizing the idling of construction equipment. After construction during the school bus loading and unloading times, school buses will be turned off to limit emissions caused by idling.

Demolition piles will be periodically wetted during demolition and haul-off;

Street sweeping of Anderson Hill Road and Frontier Place will occur daily during the initial logging and stripping phase, and weekly during the duration of the project until the interior roadways are paved.

3. WATER

a. Surface:

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.
According to the Critical Areas report, there is no surface water body mapped on the site. However, there is a large wetland system offsite to the east and there is an unnamed stream offsite to the west, which connects to Koch Creek system, which flows southerly into Dyes Inlet after it joins with Strawberry Creek downstream of Anderson Hill Road. Additionally, the site reconnaissance visits revealed no wetlands on the CKSD property or in the areas immediately adjacent to the property because wetlands that existed in the past have all been developed.

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 project will include work occurring within 200 feet of the unnamed stream and within 200 feet of Koch Creek.

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.
None.

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
According to Map Nos. 53035C0212E and 53035C0214E of the FEMA National Flood Insurance Program's Flood Insurance Rate Maps dated November 4, 2010, the proposed project is not within a floodplain.

6. Does the proposal involve any discharges of waste material to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No.

b. Ground Water:

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No, the schools will be connected to the public water system. There is one well that is going to be removed from a former residential site.

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 waste material will be discharged into the ground; the site is connected to sanitary sewer.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including stormwater) 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.
Stormwater will be treated and detained in accordance with Kitsap County's Stormwater Design Manual, effective February 16, 2010, and Kitsap County Code Title 12 Stormwater Drainage.

A series of catch basins will capture and convey stormwater to four stormwater ponds. A large wetpond located in the northern portion of the property provides runoff treatment for most of the pollution generating impervious surfaces such as driveway, aisles and parking lots. The wetpond will discharge to the northwest infiltration/detention pond. The northwest pond will be located near the existing Alternative High School site and will be an infiltration/detention pond with a controlled release to the storm main in Frontier Pl NW. The central pond is also an infiltration/detention pond and will provide flow control for the main

building and athletic fields and will be located near the existing Science Kit building. The southwest pond will be located at the existing CKHS staff parking lot. This pond will provide infiltration, storage and flow control for the remaining school building, courtyards, and the CKMS parking and drives. The southwest pond will have a controlled release to the storm system infrastructure in Anderson Hill Rd and will be combined with the central pond discharge. Additionally, pretreatment will be provided by distributed bioretention facilities and Filterra treatment vaults.
Drainage from the existing CKMS gymnasium and existing parking lot will continue to discharge to the storm system along Frontier Place NW.

2. Could waste materials enter ground or surface waters? If so, generally describe.
No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
As noted above, the project will utilize a storm drainage system in accordance with Kitsap County's drainage requirements in effect at the time of the project application. During construction, a stormwater pollution plan and associated Best Management Practices (BMPs) will be implemented to manage storm water properly, as detailed in the Construction Mitigation Plan

4. PLANTS

a. Check the types of vegetation found on the site.
_**X**_ Deciduous tree: alder, maple, aspen, other**:**
_**X**_ Evergreen tree: fir, cedar, pine, other:
_**X**_ Shrubs
_**X**_ Grass
___ Pasture
___ Crop or grain
___ Orchards, vineyards, or other permanent crops
___ Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other:
___ Water plants: water lily, eelgrass, milfoil, other
___ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
The property contains several areas with stands of mature native trees and understory plantings. Many of these areas will be disturbed by construction.

Several of these areas will be retained along the perimeter, especially along Anderson Hill Rd and the eastern property line. It is possible that some selective thinning or pruning may occur, as necessary, as trees are examined during demolition and construction. Native tree stands and understory plantings will be maintained around the remaining site perimeter to provide a screen and buffer the site from the adjoining uses.

c. List threatened or endangered species known to be on or near the site.
To our knowledge, there are no threatened or endangered plant species on or near the project site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
While many areas will be disturbed by construction, a concerted effort has been made during the site design process to preserve as many trees and existing vegetation as possible. The aesthetic and ecological benefits of this strategy will be combined with cost savings associated with eliminating the need for clearing, soil preparation, planting, irrigation, and establishment-related maintenance in these areas. It is possible that some selective thinning or pruning will be deemed necessary as tree stands are examined during demolition and construction.

The goals of the site and landscape design are:

- **Provide safe, direct, clear, and accessible pathways for circulation throughout the site.**
- **Create a series of dynamic gathering spaces of various sizes and scales that provide interactive experiences for students and other users.**
- **Create interest and beauty through a simple palette of building and plant materials.**
- **Provide ample and diverse spaces for formal and informal recreation activities.**
- **Strengthen connections between the school site and the surrounding community.**
- **Activate pedestrian building entrances to create both a sense of entry and nodes of social space.**

- **Allow for maintenance, delivery, security, and other functional needs at the building's service entrance.**
- **Provide sustainable solutions to stormwater and other site management issues.**

The landscape design elements of the project include the following:

- **Concrete and crushed rock paving areas for pedestrian paths and vehicular use.**
- **Retaining walls and concrete seat walls.**
- **Site amenities such as scoreboards, flagpoles, benches, bollards, trash receptacles, bike racks, etc..**
- **New plantings**
- **Natural and synthetic turf playfields.**
- **Rubberized Track**
- **Tennis Courts**
- **Fencing and gates**

Native vegetation that is planned to remain on the site will be preserved and marked with tree protection fencing.

e. List all noxious weeds and invasive species known to be on or near the site.
None known or identified.

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: Osprey Nest Site**
_ Mammals: deer, bear, elk, beaver, **other: small mammals**
_ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.
To our knowledge, there are no threatened or endangered animal species on or near the project site.

c. Is the site part of a migration route? If so, explain.
The site is located within the Pacific Flyway for migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any:
Several treed areas will be retained along the perimeter, especially along Anderson Hill Rd and the eastern property line, which should contribute to habitat protection. No additional measures are proposed. There was an Osprey nest located within a field light standard that was removed in January 2017 through an approved permit.

e. List any invasive animal species known to be on or near the site.
None known.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
The school will utilize electric power to maintain normal operations once the project is completed.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
There will be no impact on the potential to utilize solar energy for neighboring properties as a result of this proposal.

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 features include a high-efficiency heat pump system with heat recovery, LED lighting with occupancy and intelligent lighting control systems, high-performance building envelope system, low-e glazing, photovoltaic ready, low flow plumbing fixtures, and inclusion of weather vestibules at main entries.

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.
Construction and demolition activities may result in dangerous wastes that need to be properly managed and disposed of in accordance with state and federal regulations.

1) Describe any known or possible contamination at the site from present or past uses.
In 1997 a 550 gallon underground waste oil tank was removed from CKHS (auto shop area), and a 1000 gallon underground waste oil tank was removed from the Transportation area. Contaminated soil was discovered and removed in accordance with Washington State Department of Ecology requirements for site assessment during decommissioning and documentation provided to Ecology.

In 1989 a leaking gasket was discovered at the Transportation Facility between a fill pipe and the gasoline tank, and near the dispenser pump island. The gasket was repaired and the contaminated soil was tested, removed and documented per consultation with Department of Ecology.

In 2008 and 2015 there were sewage spills near West Alternative High School and the warehouse building caused by damaged sewage lines. The area was cleaned up according to the recommendations and oversight from the Kitsap County Public Health District.

The area of the existing Transportation Building was previously used as a race track and the area of the existing Science Kit building was the location of the former bus maintenance facility. These locations may have the potential for contamination.

Cleanup of oil spills and sewage leaks were performed according to regulations and best practices. Documentation of activities may be provided upon request. A Hazardous Materials Reports are being prepared for each building.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
There are no underground gas transmission pipelines located within the project area or in the vicinity. There are several underground storage tanks. All will be removed. A listing of the tanks can be provided upon request.

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.
Chemicals typical of construction activities will be used during the construction process, including gasoline for vehicle use. Science classrooms (particularly chemistry) will store chemicals according to applicable regulations. A list of anticipated chemicals will be provided upon request. No other toxic or hazardous chemicals will be stored onsite after construction.

4) Describe special emergency services that might be required.
No special emergency services will be required other than those normally provided such as police and fire protection.

5) Proposed measures to reduce or control environmental health hazards, if any:
Proper regulatory/permit procedures will be following during demolition and removal of the USTs. Specialized erosion and sediment control measures will be implemented if contaminated soils are detected during the construction process. If any laboratory chemicals are determined to be waste, they are subject to designation under WAC 173-303-070 and property storage designation, treatment and disposal as described in the *Laboratory Guide for Managing Dangerous Waste* published by Department of Ecology. Building demolition activities will follow state and federal regulations for the handling and disposal of dangerous wastes. Standard dust control measures will be implemented to mitigate dust emissions resulting from construction activities.

b. Noise.

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?
There are no off-site sources of noise that will impact this proposal. The primary source of noise in the area is generated from vehicular traffic adjacent to the property. The existing transportation facility generates noise but will be relocated from the area with this proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction operation, other)? Indicate what hours noise would come from the site.

Temporary, short-term noise impacts typical of construction projects will occur with operation of equipment during construction. Noise levels will not exceed the levels allowed per KCC Chapter 10.28 and will normally occur during the hours subject to the ordinance. Construction operations will occur during weekdays between 7:00 a.m. and 5:00 pm. Work on Saturdays will be restricted to the hours of 9:00 a.m. and 5:00 p.m. No work will occur on Sundays unless to address emergency conditions. Hauling hours will be restricted to the hours between 8:30 a.m. and 3:30 p.m. weekdays unless otherwise approved in advance by the Development Services Division. The high noise-generating activities are anticipated to occur as follows:

- **Early Works Utility location with vactor truck extraction: June 2017**
- **Site and Building Demolition: Starting June 2017**
- **Superstructure/Structural Steel Erection: Sept. 2016 – Jan. 2017**

Long-term noise will be typical of that associated with a high school and middle school, including vehicular and school bus noise, which is most prevalent at school start and stop times. Truck deliveries will be minimal. The noise of students playing sports in the outdoor areas will occur during various times throughout the school day and during scheduled practices times after school. There will also be typical high school sporting events such as football games, soccer games and track meets, which will include noise from spectators and announcers via an amplified PA system during the applicable sport seasons. Some noise will also be generated by the building mechanical systems.

Anticipated noise levels generated by the proposed school uses were evaluated by Stantec in the Noise Report dated March 2017. The study found that noise levels to receiving properties would fall at or below the maximum permissible daytime environmental noise levels allowed per Kitsap County Code 10.28.040(a). The noise levels will also be less dBA than those currently generated by the transportation building and also less frequent in duration and occurrence (from time to time in the evenings vs. every week day when school is in session).

3) Proposed measure to reduce or control noise impacts, if any:
To mitigate general noise impacts during the construction phases, measures such as locating stationary equipment away from receiving properties, erecting portable noise barriers around loud stationary equipment, limiting construction hours to the appropriate Kitsap County ordinance, turn off idling construction equipment, require contractors to rigorously maintain all equipment, and train construction crews to avoid unnecessarily loud actions near noise-sensitive areas will be employed.

- **Construction hours will be limited to those specified by County ordinance. Impact types of equipment will only be used between 8 a.m. and 5 p.m. weekdays and 9 a.m. and 5 p.m. on Saturdays and holidays.**
- **Noisy set-up activity will be prohibited prior to 7 a.m. on weekdays and 9 a.m on Saturdays;**
- **72-hour notification will be provided to neighbors for any emergency work outside standard construction hours;**
- **Regular and frequent communications will be provided to the community in the form of monthly construction bulletins and managing a construction hot line.**
- **Other mitigation measures as outlined in the Construction Mitigation Plan prepared by Skanska. A compliance statement for the CMP will be included in all subcontracts for the project.**

Once the school is under operation, the school bus engines will be turned off to limit idling during the load/unload period. The 1,500 seat bleachers will include a roof to attenuate noise. Outdoor sporting events will conclude by 10 p.m.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The current use of the site includes the following:
High School and associated sports fields, parking, etc.
Middle School and associated sports fields, parking, etc.
Central Kitsap School District transportation/bus barn facility
Central Kitsap School District centralized kitchen and special services
Alternative high school

Daycare
Science kit building
Lite House Building
Two Single Family Residences

Current uses of adjacent properties include the following:

East: Single-family residential uses and Multi-family residential uses
North: Single-family residential uses
South: Office uses
West: Single-family residential uses

b. Has the project site been used as working farmlands or working forestlands? If so, describe. How much agricultural or forestland 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 forestland tax status will be converted to nonfarm or nonforest use?
There is no indication of the project site being used as working farmlands or forestlands prior to its current use.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No, the proposal will not impact, nor be impacted by, farm or forest land operations.

c. Describe any structures on the site.
Single-family residences on three residential lots
High School building
Middle School building
CKSD transportation/bus barn facility
CKSD centralized kitchen and warehouse
Alternative High School
Science kit building
Day care building
Various accessory buildings

d. Will any structures be demolished? If so, what?
Yes, all existing structures, with the exception of the CKMS gymnasium, will be demolished, although the timeframe for the demolition of the existing high school is presently undetermined.

e. What is the current zoning classification of the site?
UH – Urban High Residential Zone

f. What is the current comprehensive plan designation of the site?
Public Facility and UMDHR (Urban Medium/ High Density Residential)

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
A portion of the site is mapped as a "Geohazard area of concern"

i. Approximately how many people would reside or work in the completed project?
The schools are expected to employ 216 people. No one will reside on site.

j. Approximately how many people would the completed project displace?
Approximately 2 to 8 persons who were residing in the two homes that will be demolished have moved/will move offsite. Approximately 170 employees will be relocated offsite to other facilities.

k. Proposed measures to avoid or reduce displacement impacts, if any:
No measures are proposed.

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

The Kitsap County Comprehensive Plan identifies how growth and population increase targets can be accommodated within designated Urban Growth Areas (UGA). This project is located within the Silverdale UGA, and accommodates increased student enrollment on the site. The project also includes several elements related to facility modernization that will contribute to the Comprehensive Plan's goals for resource conservation, environmental stewardship, and water conservation. Modernizing the schools and related facilities will also foster a high quality of life for surrounding residents. Special attention has been made to planning the re-

configured campus site to facilitate an efficient, flexible, and coordinated multi-modal transportation system to and from the site.

Specifically, the project will comply with the land use designation "Public Facility" which is assigned to the majority of the site (with the exception of the former residential site(s) which are designated Urban Medium/ High Density Residential). The project will also meet all requirements for setbacks, impervious surfaces, etc. for the assigned UH-Urban High Residential Zone, which is the zoning classification assigned to the entire site.

To ensure project compatibility, noise, light, traffic and visual impacts are minimized to the extent feasible, and native vegetation buffers will be retained to mitigate impacts to abutting and nearby residential developments and to provide screening.

The project will require the application for, and approval of, a Conditional Use permit, and during that process a thorough review of any requested deviations to development standards of the zoning code. The project will be required to comply with design standards from Chapter 7 West Hill Neighborhood, Silverdale Design Standards.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
No measures are proposed – there are no agricultural or forest lands within the immediate vicinity of the proposal.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None, there is no residential component to this proposal.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Two middle-income residences will be eliminated. The existing Lite House building, a former residence, will also be eliminated.

c. Proposed measures to reduce or control housing impacts, if any:
No measures are proposed.

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 tallest structure height is 65 feet. The building materials were chosen to reflect the existing school, which are brick masonry, metal siding and glazing. The brick masonry provides a solid base and durability to the building while metal siding is used at upper portion of the building to create contrasts and depth on the elevation. Glazing is provided at openings to introduce daylight into the classrooms and common spaces.

b. What views in the immediate vicinity would be altered or obstructed?
There are no views in the neighborhood that will be altered. The site is currently developed with educational facilities.

c. Proposed measures to reduce or control aesthetic impacts, if any:
The new school will incorporate many aesthetically-pleasing attributes, including landscaping and new building construction dominated by masonry and windows. It is intended to be an inviting place for after-school community use. Furthermore, the project includes many striking and attractive design features such as the placement of a terrace off of the High School commons which will offer expansive views of the Silverdale area, Dyes Inlet, and Mount Rainier.Significant new and retained vegetation will be provided around the project perimeter.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light or glare will be produced after dark from sports field and tennis court lighting (limited to times when the facilities are in use), building lighting, and parking lot lighting. 70 and 80-foot poles will be used at the fields and 40-foot poles at the tennis courts.

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

No, lighting will be produced to enhance security, safety and facility usage. It will be directed downward so as not to interfere with views or provide glare. The photometric analysis determined that no more than 1 footcandle of light spill will occur at the residential property line.

c. What existing off-site sources of light or glare may affect your proposal?
There are no off-site sources of light or glare that will impact the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:
The new sports field light fixtures are pre-aimed to ensure all fixtures are aimed on the fields with very little light or glare spill. The fixtures are full cut-off with an LED light source and have internal optics and external shielding to control both spill light and glare.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?
The high school and middle school provide recreational opportunities with the gymnasiums and sports fields. Nearby parks include Silverdale YMCA/Community Center, Linder Field, Silverdale Waterfront Park, and Old Mill Park.

b. Would the proposed project displace any existing recreational uses? If so, describe.
The proposed project will temporarily displace sport fields during construction. The sports fields will be reconstructed and enhanced as part of the proposed project, which are open space and recreational facilities for both student and community use.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or application, if any:
A portion of the sports fields will remain open to the public during construction, for community access. The project is adding additional recreational amenities, including tennis courts and ball fields. The use of field lighting and synthetic turf will enhance recreational opportunities by extending use times.

13. HISTORIC AND CULTURAL PRESERVATION

A Cultural Resources Assessment was completed by Cultural Resources Consultants in November 2016.

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.

According to the Cultural Resources Assessment, five buildings (one residence at 3890 NW Windy Ridge Ln, the Lite House building, and the three school buildings) were identified as historic in age (50 years old or older) and were recorded on State of Washington Historic Property Inventory forms. None of the buildings appear to meet criteria for listing on national or state historic registers.

Further, these buildings appear representative of middle twentieth century education facilities and residences in the region and no evidence of association with historically significant persons or events, architectural or design significance, or potential to contribute significant historic information was found in background research or field observations for any of the buildings.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
There are no landmarks, features, or other evidence of Indian or historic use/occupation on the project site. The Suquamish Tribe was contacted by mail to provide any information and the Tribe's Archeologist responded that they did not have any specific concerns or statements about the proposed project.

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.
Consultation with the Suquamish Tribe, Review of Web Soil Survey, Review of School District's Architectural plans and drawings, and review of various historical archaeological and ethnographic references was conducted in the Seattle Public Library and Cultural Resource Consultant's (CRC's) library.

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

Discovery Plan has been prepared, which outlines construction phase protocols for Discovery of Archaeological Resources and Protocols for Discovery of Human Remains.

Information from the neighbors has identified the potential for buried Time Capsules that may be unearthed during demolition or site construction. This information will be provided to the contractor and, if found, the Time Capsules provided to the District. Coordination with the Central Kitsap History Club will occur prior to building demolition to ensure that important artifacts and memorabilia are saved.

14. TRANSPORTATION

A Revised Traffic Impact Study (Casseday Consulting, February 2017) was prepared for the project that documents the existing and future transportation system in the site vicinity, details trip generation estimates for the project, and evaluates the project's impacts.

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:

<u>Existing Conditions</u>
NW Anderson Hill Road and Bucklin Hill Road NW are the two arterial roadways adjacent to the CKHS with Frontier Place NW providing direct access to CKMS.

NW Anderson Hill Road is a two-lane minor arterial roadway with posted 25 MPH speed limit between NW Bucklin Hill Road and Provost Road NW. The high school has multiple driveway access points to NW Anderson Hill Road providing connections from the main high school parking lot with bus loading plus visitor parking (exit only) and connections to staff parking lot, parent drop-off areas and access to student parking lots.

Frontier Place NW is a two-lane local roadway extending north from Anderson Hill Road NW (roundabout). The speed limit on Frontier Place NW is 25 MPH and the roadway has sidewalk along the school frontage and a paved shoulder on the west side.

Bucklin Hill Road NW is an east-west arterial in Silverdale with two travel lanes plus center turn lane adjacent to the high school. Bucklin Hill Road NW has sidewalks on both sides of the street and is posted for 25 MPH adjacent to the school. The intersection of NW Anderson Hill Road at

Bucklin Hill Road NW has signal control with crosswalks. The high school has two driveway access points to Bucklin Hill Road NW; one provides the entrance for buses and visitors, the other provides access to a small parking lot adjacent to portable classrooms.

Proposed Conditions

The Replacement project is designed with access roads for student / visitor vehicular traffic and for district buses as separate circulation systems, to avoid conflicts and provide efficiency. Vehicular access for CKHS will primarily be via Frontier Rd near the current CKMS driveway location, and access for CKMS will be provided via NW Anderson Hill Rd at a new driveway, located approximately 450 feet south of the NW Anderson Hill Road/Frontier Road roundabout. A new, separate driveway will be added on Frontier Rd for district bus access only. Vehicle loops for parents and visitors will be separated for each school; the CKHS loop to the north and CKMS to the south. The campus will also feature an extensive system of pedestrian paths and amenities for internal circulation. A path connection to the properties to the east is under evaluation.

The new location for the Middle School access driveway is designed to better manage the onsite queues drop off/pick up activity plus provide separate left-turn and right-turn lanes for leaving the site. The project will construct a left-turn pocket on NW Anderson Hill Road to facilitate left turns entering the school and provide enough space for approximately 10 cars. The new driveway will be located with increased spacing to provide for a backup from the roundabout plus space for stopping sight distance at the 25 MPH posted speed limit (155').

Kitsap County has a capital project planned for the intersection of NW Anderson Hill Road at Provost Road NW which will add a southbound right turn pocket to increase intersection capacity and help ease peak period operation. This project is scheduled to be completed in 2018.

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?
Kitsap Transit provides bus service to many nearby locations, but does not provide service to the schools. The approximate distance to stops on Randall Road is 600 feet from the corner of Dahl Road and NW Bucklin Road.

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

The schools currently have a combined total of 460 parking spaces plus 120 spaces that serve the District support facilities to be demolished. The project will provide 593parking spaces distributed throughout campus as follows:

Proposed Parking		
Space Location	**Type of Space**	**Parking Quantity**
School Grounds	**Regular and ADA**	**472**
Bus Loop	**Special Event**	**29**
Existing HS parking lots	**Special Event/Overflow**	**86**
Interim Total Parking	**Regular, ADA, Special Event**	**587**
Future South Ballfields	**Special Event**	**92**
Future Total Parking	**Regular, ADA, Special Event**	**593**

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).

There will be improvements to the internal circulation system; construction of an internal access drive is proposed to connect the south end of the high school parking lot with the Anderson Hill driveway. Multiple access points for the large parking lot will be provided, in order to minimize traffic congestion. School bus access and vehicular access is separated to reduce conflicts and enhance circulation.

Additionally, the project includes construction of frontage improvements to NW Anderson Hill Rd and Bucklin Hill Rd, including a 5-foot wide bike lane, 5-foot wide sidewalks, curbs, and gutters. A southbound left turn pocket lane will be added to accommodate access to the CKMS driveway on NW Anderson Hill Rd. A new 5-foot wide sidewalk will be constructed on Frontier Pl NW (along all sections fronting the school district site).

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

The proposed project will not use or occur within the immediate vicinity of water or rail transportation. The Apex Airpark is located approximately 1.4 miles to the west of the property, but the project will not use this facility.

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?
According to the Transportation Study, when considering the net change in school-based traffic on Frontier Place NW and NW Anderson Hill Road (with the relocated Transportation, Food Service and Warehouse operations plus the relocated Alternative High School and the Science Kits storage), the CK High School and Middle School Replacement project represents a net balance in daily traffic.

Estimated average daily trips are 4,380 (2,190 inbound and 2,190 outbound). Morning peak hour for the schools is between 7 and 8 AM and the estimated trips generated during that time is 1,502. The afternoon peak hour for the schools is between 2 and 3 PM and the estimated trips generated at that time is 620.

Truck volumes are expected to decrease with the relocation offsite of the transportation facility, kitchen and food warehouse. Daily deliveries are expected to the schools for food service.

The 9th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual (2012) was used to estimate trip generation.

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.
This proposal will not impact, nor be impacted by, the movement of agricultural and forest products within the vicinity of the project site.

h. Proposed measures to reduce or control transportation impacts, if any:
Overall daily trip generation is balanced with the removal of several of the existing District facilities from campus. Special events such as performances and sporting events will largely occur outside of the peak hour. The AM peak hour traffic generated by CKHS and CKMS would not meet Kitsap County LOS D standard for intersection operation with both schools starting within a single hour at the NW Anderson Hill Road/Frontier Road roundabout. Measures to reduce or control transportation impacts include:

- **The proposed parent drop-off for CKMS is located further from the public street than the existing condition and provides a curb lane, which provides more on-site space for loading and waiting for students.**

- **The new location for the CKMS access driveway is designed to better manage the onsite queues drop off activity plus provide separate left-turn and right-turn lanes for leaving the site.**

- **The project will construct a left-turn pocket on NW Anderson Hill Road to facilitate left turns entering the school. The new driveway will provide space from the roundabout for up to 18 cars plus space for stopping sight distance at the 25 MPH posted speed limit.**

- **Physical improvements to the adjacent roadway network will be constructed, such as adding 5-foot wide sidewalks, 5-foot wide bike lanes, curb and gutter in addition to the new left turn pocket on NW Anderson Hill Road. A new 5-foot wide sidewalk will be provided along Frontier Place NW.**

- **Operational measures, such as designating student drop-off areas, providing separate bus and visitor access and parking areas, and creating designated areas for food service deliveries are also incorporated.**

- **The project will construct four access driveways to separate the CKHS and CKMS traffic as well as bus access.**

- **The District will shift the school start and end times with only one school starting in the morning peak hour, 7-8 AM. The result will improve the roundabout operation and Middle School driveway operation (and meet the County level of service standard).**
- **Construction-related traffic and parking impacts will be managed in accordance with the Construction Management Plan prepared by Skanska.**

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
There will not be any increased need for public services beyond that which already exists on the site.

b. Proposed measures to reduce or control direct impacts on public services, if any:
No special measures are proposed.

16. UTILITIES

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.
Water is provided by the Silverdale Water District.
Sewer is provided by the Kitsap County Sewer Utility.
Electricity is provided by Puget Sound Energy (PSE).
Cable, Internet and Telephone Service is provided by CenturyLink.

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: _____

NAME OF SIGNEE: **Lisa Klein**

POSITION AND AGENCY/ORGANIZATION: **Agent for the Central Kitsap School District, No.401**

DATE SUBMITTED: **March 14, 2017**