STAFF REPORT

TO: Clark County Planning Commission

FROM: Oliver Orjiako, Director

PREPARED BY: Jose Alvarez

DATE: October 1, 2015

SUBJECT: CPZ2015-00003 Battle Ground School District CFP 2015-2021

RECOMMENDATION:

Staff recommends **approval** of the request to adopt by reference the Battle Ground School District Capital Facilities Plan in the Clark County Comprehensive Plan.

BACKGROUND:

Chapter 36.70A of the Revised Code of Washington 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 Battle Ground School District Board of Directors has modified its capital facilities plan, and recommends that Clark County formally adopt the plan and collect school impact fees as follows:

	Existing Fee	Proposed Fee
Single Family Residence	$5,128	$6,397
Multi Family Residence	$2,649	$2,285

The request is consistent with Section 40.620.030 (A) of the Clark County Code, which requires school districts to submit to the county, at least every four years updated capital facilities plans adopted by the school board for county approval.

Summary of Comments Received

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

APPLICABLE CRITERIA AND FINDINGS

In order to comply with the Plan Amendment Procedures in the Clark County Unified Development Code (UDC 40.560.010), in considering requests to update capital facilities plans, policies and procedures, the County must determine that these updates are consistent with

applicable policies and implementation measures of the Comprehensive Plan, and in conformance with the purposes and intent of the applicable inter-jurisdictional agreements.

Consistency of this proposal with the Community Framework Plan, Countywide Planning Policies, Clark County Comprehensive Growth Management Plan and other related Plans

The school district's capital facilities plan and attendant impact fees will apply to residential development within the school district service boundary.

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.

Upon review, the school district's capital facilities plan meets the minimum requirements of Chapter 36.70A of the Revised Code of Washington, and Section 40.620.030 (1) of the Clark County Code. The plan includes:

- A "Standard of Service"
- 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 Section 40.620.040 Clark County Code.

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

Finding. The district's enrollment projections are based on, and are consistent with, Clark County's, City of Vancouver, Town of Yacolt and City of Battle Ground's comprehensive plans. Thus, the district's enrollment projections appear reasonable and reliable.

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

Finding. The district is proposing a $1,269 increase for single family and a $236 reduction in multi-family school impact fees. The district appropriately applied the formula set out in Section 40.620 Clark County Code during this 2015 review cycle. The maximum allowable fee amounts for the Battle Ground School District are $6,397.52 for Single Family and $2,285.80 for Multi-family residences. The proposed fees of $6,397 for Single Family and $2,285 for Multi-family are within these limits.

RECOMMENDATION AND CONCLUSIONS

Based on the information provided, and the analysis presented in this report, County staff recommends **APPROVAL** of the proposed Battle Ground School District Capital Facilities Plan and impact fees of $6,397 for single family and $2,285for 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	Planning Commission Findings
Criteria for All Map Changes		
A. Consistency with Countywide Policies	Yes	
Recommendation:	**Approval**	

BATTLE GROUND SCHOOL DISTRICT
CAPITAL FACILITIES PLAN

2015-2021

BOARD OF DIRECTORS

Monty Anderson, President
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SUPERINTENDENT

Mark Hottowe

Presented to the Battle Ground School Board
May 11, 2015

Adopted by the Battle Ground School Board
May 26, 2015

SECTION 1
INTRODUCTION

A. Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the "GMA") includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Battle Ground School District (the "District") has prepared this Capital Facilities Plan (the "CFP") to provide Clark County (the "County") and the City of Battle Ground ("Battle Ground") and the Town of Yacolt ("Yacolt") with a schedule and financing plan for capital improvements over the next six years (2015-2021).

In accordance with the Growth Management Act, Clark County Code Sections 40.620.030 – 40.620.040, City of Battle Ground Municipal Code Sections 3.60.064, and Town of Yacolt Resolution #392, this CFP contains the following required elements:

- The District's standard of service, which is based on program year, class size by grade span, number of classrooms, types of facilities and other factors identified by the District.
- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities, based on the District's standard of service.
- A forecast of the future needs for capital facilities and school sites based on the District's enrollment projections.
- The 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.
- A six-year plan for financing facilities within projected funding capacities, which clearly identifies sources of public money 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.
- A calculation of impact fees to be assessed and supporting data substantiating such fees.

B. Overview of the Battle Ground School District

The Battle Ground School District is situated along the Interstate 5 corridor in northern Clark County. It encompasses the City of Battle Ground, a community that is experiencing accelerated growth, the town of Yacolt, and is bordered by Evergreen, Vancouver, Ridgefield, La Center, Hockinson, Washougal, Woodland, and Green Mountain School Districts. Total land is approximately 271 square miles.

The District serves a population of 13,148 students (headcount October 2014), with six primary schools (K-4), six middle schools (5-8), one K-8 school, one middle school program, two comprehensive high schools (grades 9-12), one high school science magnet program, one alternative high school, one alternative K-12 school and one alternative grades 3-12 program. For purposes of facility planning, the Capital Facility Plan considers grades K-4 as primary, grades 5-8 as middle school and grades 9-12 as high school.

There have been a few significant changes that have occurred since the last capital facilities plan was approved in 2011. The CAM Academy has expanded from a grades 5-12 alternative school to a grades 3-12 alternative school. Battle Ground HomeLink and River HomeLink K-12 have been combined into one program and facility located at the previous Maple Grove Primary School. In addition, the District started an online program at River HomeLink during the 2014-15 school year. Summit View Middle School started in 2012-13 and is a small two class middle school program located on the campus of Chief Middle School. Finally, the Maple Grove Primary and Middle Schools were reconfigured to a K-8 school in 2012-13 and is located at the previous Maple Grove Middle School.

The most significant issues facing the District in terms of providing classroom capacity to accommodate existing and projected demands are:

- The continued expansion of the Urban Growth Boundaries in Clark County and the resulting increase in students;
- Citizens approved Initiative 1351, which when implemented will require lower class sizes. Lower class sizes will require additional classrooms and facility improvements, and funding to pay for them. The District estimates that it would require as many as 36 additional classrooms.
- The State is moving towards requiring full day kindergarten for all students. The District currently does not provide full day kindergarten for every student. Full day kindergarten will require additional facility capacity and will result in increased costs for the District which are not currently funded by the State. The District estimates that it would require as many as 23 additional classrooms.
- Many school sites in our district house students in excess of the capacity of the facility. Portable and modular classrooms are used at all sixteen (100%) school sites and will continue to be used until new brick and mortar sites can be financed and built.

SECTION 2
DISTRICT EDUCATIONAL PROGRAM STANDARDS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The role that quality education plays in growing a strong local economy is vital. In order to accomplish the community value of having a strong local economy, schools must have quality facilities. These facilities serve as the supporting space for developing the whole child within a community to prepare them for a competitive global economy. The educational program standards which typically drive needs for educational space for students include grade configuration, optimum facility size, class size, educational program offerings, supplemental program offerings, specialty spaces, classroom utilization and scheduling requirements.

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations affect classroom space requirements. Space is necessary for regular classrooms, the fine and performing arts, physical education, STEM, Special Education, Title I, Highly Capable, Bilingual Education, technological applications, computer labs, preschool and daycare programs, intervention programs, and other specialized programs. Space must be provided for common areas such as media centers, cafeterias, kitchens, and auditoriums. Space is needed for groups of students/staff to work together. These programs can have a significant impact on the available student capacity within school facilities. Further, the community expects all spaces to be well utilized during the school day and available after the school day for public use.

A. District Educational Program Standards:

Core program includes the following:

- Core classroom space for all curriculum areas which includes space for group learning, direct instruction, and individual student work to meet the rigors set forth in state standards.
- Science classroom space that supports advanced coursework (including water, sinks, gas, hoods, and safety equipment). Students must achieve rigorous state mandated science standards. This requires specialty space that is not met by adding portables. High school and middle school science lab space is a high priority.
- With the added emphasis on STEM education there is a need to offer flexible classroom space where project based labs and classroom instruction can happen in adjacent classrooms.
- Physical education space is needed for students to meet rigorous health and fitness standards. This includes covered areas outdoors, fields, gymnasiums, and other multi-use spaces.
- Technological competency is expected for all students. Space must be allocated for technology equipment and applications in classrooms and specialty spaces. Square footage for this equipment and its infrastructure is not calculated in current state allowances, but must be provided.
- Art, music, and theatre arts spaces are critical to the core program for students. Spaces are necessary to adequately meet the rigorous standards of these state required programs.
- Library/Media services (research, technology, collaboration) and space must be provided for students to achieve the rigors in the core program. Information driven educational environments require that students have access to information through appropriately sized library/media space.
- Extra-curricular activities need adequate space in order to safely support program activities.

Special services are essential to meet the needs of special populations.

- Special Education services are delivered at each of the schools within the District. Program standards and services vary based on the handicapping conditions of the students and their individual education plan (IEP). Implementing each student's IEP often requires large and small specialty spaces, which the District must provide. Program standards change as a result of various external or internal influences. External influences include changing federal mandates, funding changes, and the introduction of new technological applications which meet the needs of students. Internal influences include modifications to the program year, class size, grade configurations, and specialized facilities.
- Special populations receive additional support through Federal, State, and Levy funding, including Title 1 Reading and Math, State Learning Assistance Program for reading and math, Highly Capable, and Bilingual. Funding for these programs does not include the expense of adding facilities to support them.
- Early Childhood programs, such as preschool programs, are essential to develop early childhood literacy skills, and are vital to the community. These programs require specialty space which is not funded by the state.
- Supplementary services (Career and Technical Education programs) provide multiple pathways to prepare students for a broader range of post-secondary learning opportunities. The services require additional spaces that have not been calculated in current state square footage allowance formulas.

Support services are often overlooked core services, and are essential to a quality educational program.

- Food service delivery, storage, preparation, and service require spaces that are specially designed and equipped. As student populations increase, adequately calculating space needs for this core service is crucial to the overall planning of the facility. Adequacy in planning for this space has significant impacts on the overall learning environment for students if not done appropriately.
- Transportation support centers are required to handle growing transportation needs.
- Warehouse, purchasing and maintenance support facilities must also be considered and are often overlooked as core support services.

- Administrative support facilities must also be considered and are often overlooked as core support services.

B. Elementary Educational Program Standards (Grades K-4)

The District educational program standards, which directly affect elementary school capacity, include:

- Class sizes for grades K-4 are targeted not to exceed 22 students per class.
- Separate classroom space must be provided for music and art instruction.
- Physical education instruction requires adequate space for movement and use of equipment.
- Special education services are provided in separate classrooms for some children, while others need highly specialized spaces.
- Reading, writing and math intervention programs need separate instructional areas.
- All schools must have a library/media resource center.
- All schools must have a cafeteria.

C. Middle and High School Program Standards (Grades 5-12)

The District education program standards, which directly affect middle school and high school capacity include:

- Class size for middle school grades 5-8 is targeted not to exceed 25 students;
- Class size for high school grades 9-12 is targeted not to exceed 30 students; however, some classes exceed 30 students and some have less than 30. For the purposes of determining capacity, an average class size of 26 students was used.
- Special Education for some students is provided in separate classrooms;
- All schools must have a cafeteria;
- Science labs and other specialized STEM spaces
- Specialized programs require instructional space as follows:
    - Reading, writing and math intervention programs need separate instructional areas.
    - Space for individual and group study, practice labs, production rooms
    - Media Center/Library
    - Program Specific Classrooms (science, music, theatre arts, visual arts, career and technical education)

SECTION 3
CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) 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. School facility capacity was inventoried based on the space required to accommodate the District's educational program standards.

A. Schools

School capacity is determined based on the number of home room teaching stations within each building and the space requirements of the District's current educational program. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. Grades K-4 are considered primary schools, grades 5-8 are middle schools and grades 9-12 are high schools. The school capacity inventory is summarized in Tables 1, 2, and 3.

Table 1 – Primary School Inventory

Primary School	Location	Building Area (Square Feet)	October 2014 Enrollment	Teaching Stations[1]	Permanent Capacity (Student)[2]
Captain Strong	1002 NW 6th Ave Battle Ground, WA	71,911	643	26	660
Daybreak Primary	1900 NW 20th Ave. Battle Ground, WA	62,570	575	23	572
Glenwood	9716 NE 134th Street Vancouver, WA	43,156	642	20	484
Maple Grove (K-4)	610B SW Eaton Blvd Battle Ground, WA	36,723	272	14	352
Pleasant Valley	14320 NE 50th Ave. Vancouver, WA	38,700	603	18	462
Yacolt	406 W. Yacolt Road Yacolt, WA	71,018	807	25	638
Tukes Valley Primary	20601 NE 167th Ave. Battle Ground, WA	62,570	633	21	550
HL River (K-4) (ALE)	610A SW Eaton Blvd Battle Ground, WA	16,784	167	5	132
CAM (3-4) (ALE)	715 NW Onsdorf Blvd., Battle Ground, WA	Leased Facility	85	N/A	85
Total		403,432	4,427	152	3,935

[1]The music rooms, physical education spaces, computer labs, special education classrooms, intervention classrooms and library/media spaces are not counted as teaching stations in the elementary schools because they are pull-out programs (not homeroom classrooms).
[2]Capacity for K-4 facilities is figured at 22 students per teaching station 1st-4th grade and 44 students per teaching station in kindergarten.

Table 2 – Middle School Inventory

Middle School	Location	Building Area (Square Feet)	October 2014 Enrollment	Teaching Stations[1]	Permanent Capacity[2]
Amboy	22115 NE Chelatchie Rd, Amboy, WA	81,204	620	27	675
Daybreak	1900 NW 20th Ave. Battle Ground, WA	62,570	510	15	375
Laurin	13601 NE 97th Ave. Vancouver, WA	57,130	594	18	450
Chief Umtuch	700 NW 9th St. Battle Ground, WA	77,630	593	24	600
Maple Grove	12500 NE 199th St. Battle Ground, WA	31,188	231	14	350
Pleasant Valley	14320 NE 50th Ave. Vancouver, WA	59,934	497	14	350
Tukes Valley Middle	20601 NE 167th Ave. Battle Ground, WA	62,570	533	18	450
CAM (5-8) (ALE)	715 NW Onsdorf Blvd. Battle Ground, WA	Leased Facility	193	N/A	193
HL River (5-8)[3] (ALE)	12500 NE 199th St. Battle Ground, WA	17,964	167	6	150
Total		450,190	3,938	136	3,593

[1]The music rooms, physical education spaces, computer labs, art rooms, CTE rooms, special education classes, intervention classes, and library/media spaces are not included as teaching stations in the middle schools because they are exploratory programs (not homeroom classrooms).
[2]Capacity for 5th-8th grade is figured at 25 students per teaching station.

Table 3 – High School Inventory

High School	Location	Building Area (Square Feet)	October 2014 Enrollment	Teaching Stations[1]	Permanent Capacity
Battle Ground	300 W Main Street Battle Ground, WA	264,234	2,049	93	1,842
Prairie	11500 NE 117 Ave. Vancouver, WA	207,007	1,460	72	1,702
CASEE B – HS Magnet Program[3]	11104 NE 149 St. Brush Prairie, WA	8,284	Students are counted in BGHS and PHS count	4	N/A
Summit View (ALE).[2]	11104 NE 149 St. Brush Prairie, WA	4,348	252	N/A	252
CAM (9-12) (ALE)	715 NW Onsdorf Blvd. Battle Ground, WA	Leased Facility*	144	N/A	144
HL River (9-12) (ALE)	12500 NE 199th St. Battle Ground, WA	16,408	182	5	130
Total		500,281	4,087	174	4,070

[1]The music rooms, physical education spaces, and computer labs are counted as teaching stations because they are not special pull-out programs at the high school. The instructional space that is used for shop and for library/media was not counted as teaching stations because they are used for special programs and pull-out programs. Special education classes (self-contained and pull out) at BGHS and PHS are included in calculating the permanent capacities. The capacity of these classrooms is calculated to be 10 students each. Capacity for regular education classroom is figured at 26 students per teaching station.

[2]Summit View High School is an alternative high school program. Per Washington State Alternative Education requirements, students are required to attend only one hour per week. The capacity for Summit View is 60 students at one time. Summit View is located on an 80-acre site that is leased from the Department of Natural Resources. It is housed in the basement of the District Administrative Offices.

[3]The CASEE B High School Magnet Program is located on an 80-acre site that is leased from the Department of Natural Resources.

B. Portables

Portable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. Capacity that is provided by portables is not considered permanent facility capacity. Table 4 outlines an inventory of these facilities. The District currently uses 143 portable classrooms plus cafeterias, office buildings and daycare centers. Portable classrooms are used for regular education, special education pull-out, and other special programs, until these programs can be provided in permanent brick and mortar facilities.

Table 4 – Inventory of Portable Classrooms

School	Portable Classrooms
Captain Strong Primary	4
Daybreak Primary	8
Glenwood Heights Primary	12 + cafeteria and one daycare
HomeLink River	6 + cafeteria and daycare
Tukes Valley Primary	10
Pleasant Valley Primary	9
Yacolt Primary	15 + 1 daycare portable
Maple Grove K-8	14
Daybreak Middle	10

School	Portable Classrooms
Chief Umtuch Middle	7
Amboy Middle	4
Laurin Middle	14
Pleasant Valley Middle	7
Tukes Valley Middle	10
Battle Ground High	10
Summit View Middle School Program	3
Prairie High	2 daycare

C. *Support Facilities*

In addition to schools, the District owns and operates additional facilities that house operational support programs and offices for the school district. An inventory of these facilities is provided in Table 5.

Table 5- Support Facility Inventory

Facility	Building Area	Site Location
Administrative Offices – (CASEE A&C)	28,737	11104 NE 149th St., Brush Prairie, WA 98606
District Print Shop, Community Education, Science Resource Center, Nutrition Services Offices/Storage and Professional Development Classrooms	57,130	406 NW 5th Avenue, Battle Ground, WA 98604 These office occupy portions of the Former Lewisville Middle School – The admin/media center building, cafeteria, building A and building C
District Warehouse	12,240	400 N. Parkway Ave., Battle Ground, WA 98604
450 Buildings – Maintenance and Grounds Department	22,771	300 W. Main St., Battle Ground, WA 98604
Dodge House	1,754	612 N.W. 9th St., Battle Ground, WA 98604
450 Modular Building – Facilities and Transportation Office	1,792	300 W. Main Street, Battle Ground, WA 98604

D. Land Inventory

The District owns the following undeveloped sites:

Future School Sites:

- A 50-acre site intended for future schools located on NE 199th Street in Vancouver;
- A 40-acre site intended for future schools located on NE 174th Street in Vancouver;
- A 4.24 acre site including a 2,232 sq. ft. house at 9916 NE 134th St., Vancouver. This property is adjacent to the Glenwood/Laurin school sites.
- A 2.88 acre site with an unoccupied, dilapidated 3,074 square foot house at 602 NW 5th Avenue, Battle Ground, WA 98604. This property abuts the Battle Ground High School site.
- A 51.32 acre site intended for future schools located on Highway 503 at NE Chelatchie Road in Amboy.

Other Property:

- A 3.17 acre building lot purchased for the vocational education program to build and sell a home (that vocational program is no longer in existence.)
- A one acre site that is topographically unsuitable for school site development. This property is known as the Tum Tum Lodge.

SECTION 4
STUDENT ENROLLMENT PROJECTIONS

A. Projected Student Enrollment 2014-2021

The District's enrollment projections are based on an enrollment forecast update prepared by Cascade Planning Group, dated January 2015. The enrollment projections below do not include out-of-district alternative education students attending Battle Ground School District on a boundary exception.

Grade	2014	2015	2016	2017	2018	2019	2020	2021
K	766	842	820	831	845	860	872	915
1	922	808	891	870	882	896	912	924
2	917	924	812	898	876	888	902	918
3	917	958	969	854	944	920	933	947
4	905	943	989	1,003	883	976	951	964
Total Primary	**4,427**	**4,475**	**4,481**	**4,456**	**4,430**	**4,540**	**4,570**	**4,668**
5	962	944	986	1,038	1,052	926	1,023	996
6	976	1,000	984	1,031	1,085	1,099	967	1,068
7	991	985	1,013	999	1,047	1,101	1,115	981
8	1,040	991	988	1,019	1,005	1,052	1,106	1,120
Total Middle School	**3,969**	**3,920**	**3,971**	**4,087**	**4,189**	**4,178**	**4,211**	**4,165**
9	1,180	1,205	1,151	1,151	1,187	1,170	1,224	1,287
10	1,123	1,124	1,151	1,103	1,102	1,137	1,120	1,171
11	924	944	948	973	932	931	960	946
12	860	866	888	894	917	878	877	904
Total High School	**4,087**	**4,139**	**4,138**	**4,121**	**4,138**	**4,116**	**4,181**	**4,308**
TOTAL	**12,483**	**12,534**	**12,590**	**12,664**	**12,757**	**12,834**	**12,962**	**13,141**

2014 enrollment is the actual number of students that were enrolled in Oct, 2014. The District's CFP focuses on short term enrollment forecasts with an eye towards long range facility needs.

SECTION 5
CAPITAL FACILITIES NEEDS

A. Facility Needs

The District's facility needs are identified by subtracting existing capacity from the student enrollment forecast in 2021. Facility needs are expressed in terms of "unhoused" students or students that cannot be housed in permanent (brick/mortar) facilities and, therefore, would attend basic education classes in portable classrooms. In order to serve the "unhoused" students on a short-term and immediate basis in response to growth, the District will need to purchase and utilize additional portable classrooms. The cost of the portables is not included in the impact fee calculation; however, impact fee revenue can be used to fund the purchase of portable facilities.

As shown in Table 7, the District needs to add capacity to serve 1,543 students.

Table 7 – Facility Needs

Facility	Permanent Capacity	Forecast Enrollment	Facility Needs
Primary Schools (K-4)	3,935	4,668	733
Middle Schools	3,593	4,165	572
High Schools	4,070	4,308	238
Totals	**11,598**	**13,141**	**1,543**

The District must construct two 450 student primary K-4 facilities and two 450 student middle school 5-8 facilities, and expand at the high school or construct a new 500 student high school to serve the identified unhoused students. Table 8 identifies the costs and anticipated financing for these facilities.

Table 8 – Cost and Financing

Future Projects	Capacity	Cost	Portion of cost attributed to growth[2]	Financing			
Land Purchases for two future K-8 campuses	0	$ 4,000,000	$ -	Secured Financing	Bonds	State Match	Impact Fees
Two K-4 School	900	$ 33,412,500	$ 8,947,125		$ -	$ -	$ 326,771
Two 5-8 Schools	900	$ 35,910,000	$ 7,820,400				
High School Capacity	500	$ 21,025,000	$ 9,293,050				
Portables(2)	0	$ 3,200,000		Unsecured Financing	Bonds (1)	State Match (4)	Impact Fees (3)
					$42,799,858	$42,920,871	$11,500,000
TOTAL	**2,300**	**$ 97,547,500**	**$ 26,060,575**		**$42,799,858**	**$42,920,871**	**$11,826,771**

1) The estimate for unsecured bonds represents the funds the District must secure to fully fund the improvements (total costs minus secured impact fees, unsecured impact fees, and state match); 2) Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity; 3) The estimate for unsecured impact fees is based on the number of permits issued in 2014 multiplied by the proposed impact fee. The district is assuming it will collect impact fee revenue at that rate for the six year planning period; and 4) The estimate for unsecured state match assumes that there will be state funding awarded to the District in an amount that is similar to the amount the District was awarded to construct facility improvements 2005-2008.

SECTION 6
CAPITAL FACILITIES FINANCING PLAN

As shown in table 8, the district needs to construct two K-4 facilities and a new high school, needs to acquire property and make other capital improvements for a total estimated cost of $97,547,500. The improvements will be paid for with $326,771 in secured funding, plus $97,220,729 in unsecured funds. Financing the improvements is dependent on the state providing matching funds and the voters approving a bond.

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, state match funds, and impact fees. Each of these funding sources is discussed in greater detail below.

A. Financing for Planned Improvements

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. Based on the District's assessed valuation per student and the formula in the state regulations, the District is currently eligible for state match funds for new schools based on the unhoused students at a level of approximately 66.93%. State match funds may only be used to cover a portion of the actual construction costs.

3. Impact Fees

The collection of school impact fees generates partial funding for construction of public facilities needed to accommodate new development. School impact fees are collected by the City/County on behalf of the District. Impact fees are calculated based on a formula, which includes the portion of District construction resulting in increased capacity in schools. Impact fees account for a small fraction of the total cost to fund facility improvements.

SECTION 7
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 Capital Facility Plans meeting the specifications of the Growth Management Act. Impact fees are calculated in accordance with the

local jurisdiction's formula, which is based on projected school facility costs necessitated by new growth, and are contained in the District's CFP.

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 City of Battle Ground Impact Fee Ordinances. The resulting figures in the attached Appendix A are based on the District's cost per dwelling unit to construct the improvements that are needed for growth. These schools will add capacity that is needed to serve new development. Credits have also been applied in the formula to account for future state match funds the District could receive and projected future property taxes that will be paid by the owner of the dwelling unit.

C. Proposed Battle Ground School District Impact Fee Schedule

The school impact fee calculation results in a fee of $6,397 per single family home and $2,285 per multi-family home.

The District requests collection of school impact fees in the amounts of:

Single Family	$6,397
Multi-Family	$2,285

Battle Ground School District
2015 Impact Fee Calculation

DRAFT

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
$8,947,125.00	$7,820,400.00	$9,293,050.00	Facility Cost
241	196	221	Additional Capacity
$37,125.00	$39,900.00	$42,050.00	Cost per Student (CS)
0.215	0.080	0.098	Student Factor (SF)
$7,981.88	**$3,192.00**	**$4,120.90**	**CS x SF**
$200.40	$200.40	$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
66.93%	66.93%	66.93%	State Match Eligibility %
$2,595.37	$1,255.44	$1,708.79	State Match Credit (SM)
$5,386.50	**$1,936.56**	**$2,412.11**	**CS x SF - SM**
		$9,735.18	**Cost per Single Family Residence**
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		$261,879.00	Average Assessed Value (AAV)
		2568235.90	TCM x AAV
		0.00086	Tax Levy Rate (TLR)
		$2,208.68	**TCM x AAV x TLR = (TC)**
		$7,526.50	**Cost per Single Family Residence - Tax Credit**
		$1,128.97	15% reduction (A)
		$6,397.52	**Calculated Single Family Fee Amount**
			Recommended Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School	Formula
$8,947,125.00	$7,820,400.00	$9,293,050.00	Facility Cost
241	196	221	Additional Capacity
$37,125.00	$39,900.00	$42,050.00	Cost per Student (CS)
0.066	0.040	0.032	Student Factor (SF)
$2,450.25	**$1,596.00**	**$1,345.60**	**CS x SF**
$200.40	$200.40	$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
66.93%	66.93%	66.93%	State Match Eligibility %
$796.72	$627.72	$557.97	State Match Credit (SM)
$1,653.53	**$968.28**	**$787.63**	**CS x SF - SM**
		$3,409.44	**Cost per Multi-Family Residence**
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		$85,401.00	Average Assessed Value (AAV)
		837523.87	TCM x AAV
		0.00086	Tax Levy Rate (TLR)
		$720.27	**TCM x AAV x TLR = (TC)**
		$2,689.17	**Cost per Multi-Family Residence - Tax Credit**
		$403.38	15% reduction (A)
		$2,285.80	**Calculated Multi- Family Fee Amount**
			Recommended Fee Amount

DETERMINATION OF NONSIGNIFICANCE

Issued with a 14 day comment and appeal 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 2015-2021 Battle Ground School District Capital Facilities Plan by the Battle Ground School District No. 119 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 2015-2021 Battle Ground School District Capital Facilities Plan as part of the Capital Facilities Element of the County Comprehensive Plan.

3. The amendment of the City of Battle Ground Comprehensive Plan to include the 2015-2021 Battle Ground School District Capital Facilities Plan as part of the Capital Facilities Element of the City of Battle Ground Comprehensive Plan.

4. The amendment of the Town of Yacolt Comprehensive Plan to include the 2015-2021 Battle Ground School District Capital Facilities Plan as part of the Capital Facilities Element of the City of Yacolt Comprehensive Plan.

Proponent: Battle Ground School District No. 119

Location of the Proposal:

The Battle Ground School District includes an area of 271 square miles in Clark County.

Lead Agency:

Battle Ground School District No. 119

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

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4 p.m., May 11, 2015. 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: Mark Hottowe
Superintendent
Battle Ground School District No. 119

Telephone: 360. 885.5302

Address: Battle Ground School District No. 119
11104 N.E. 149th Street
Brush Prairie, WA 98606

Signature: Mark Hottowe
Mark Hottowe, Superintendent

You may appeal this determination in writing by 4 p.m. May 11, 2015, to Mark Hottowe, Superintendent, Battle Ground School District No. 119, 11104 N.E. 149th Street, Brush Prairie, WA 98606

Date of Issue: April 27, 2015
Date Published: April 27, 2015