

SEPA Environmental Checklist

Project:

DSHS 48-Bed Behavioral Health Community

Prepared by:

BCRA

Christine Phillips, AICP
2106 Pacific Ave., Suite 300
Tacoma, WA 98402
(253) 627-4367

June 18, 2021

SEPA Environmental Checklist

A. BACKGROUND

1. Name of proposed project, if applicable:
DSHS 48-Bed Behavioral Health Community
2. Name of applicant – Name, phone number & address:
**BCRA
2106 Pacific Ave., Suite 300
Tacoma, WA 98402**
3. Address and phone number of applicant and contact person:
**Contact: Jim Wolch, Architect; Christine Phillips, Planner
(253) 627-4367**
4. Date checklist prepared:
June 18, 2021
5. Agency requesting checklist:
Clark County
6. Proposed timing or schedule (including phasing, if applicable):
Construction of 48-bed Behavioral Health Facility to begin in spring 2022.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No future plans are proposed at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
**Geotechnical Engineering Report; PBS Engineering and Environmental, Inc.; June 16, 2021
Boundary and Topographic Survey; Lanktree Land Surveying, Inc; December 28, 2020
Traffic Impact Analysis; Heath & Associates, Inc.; May 10, 2021
Wetland Delineation Report; PBS Engineering and Environmental, Inc.; Draft dated December 24, 2020; Revised April 16, 2021
Wetland and Habitat Review Determination Report; Clark County; 5/5/2021
Archaeological Predetermination Report; Willamette Cultural Resources Associates, Ltd.; February 12, 2021
Preliminary Stormwater Site Plan; BCRA; June 2021**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known.
10. List any government approvals or permits that will be needed for your proposal, if known.
**Boundary Line Adjustment has been approved by Clark County and will be recorded
Type III, Conditional Use Permit, Clark County
Type II, Site Plan Review, Clark County
Wetland Compensatory Mitigation, Clark County
Typical Site Development and Building Permits, Clark County**

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.

This parcel has undergone a Boundary Line Adjustment which reallocated the 20 acres into two lots of roughly 7.52 acres on the west and 11.56 acres on the east.

This project will consist of three main buildings and development on the eastern parcel. All three buildings, approximately 16,000 square feet each, will be single story structures with a maximum patient capacity of 16. The buildings will operate as 90-day to 180-day civil commitment residential treatment programs. There will also be a garage maintenance building of approximately 1,200 SF. Each building will have associated site improvements and parking.

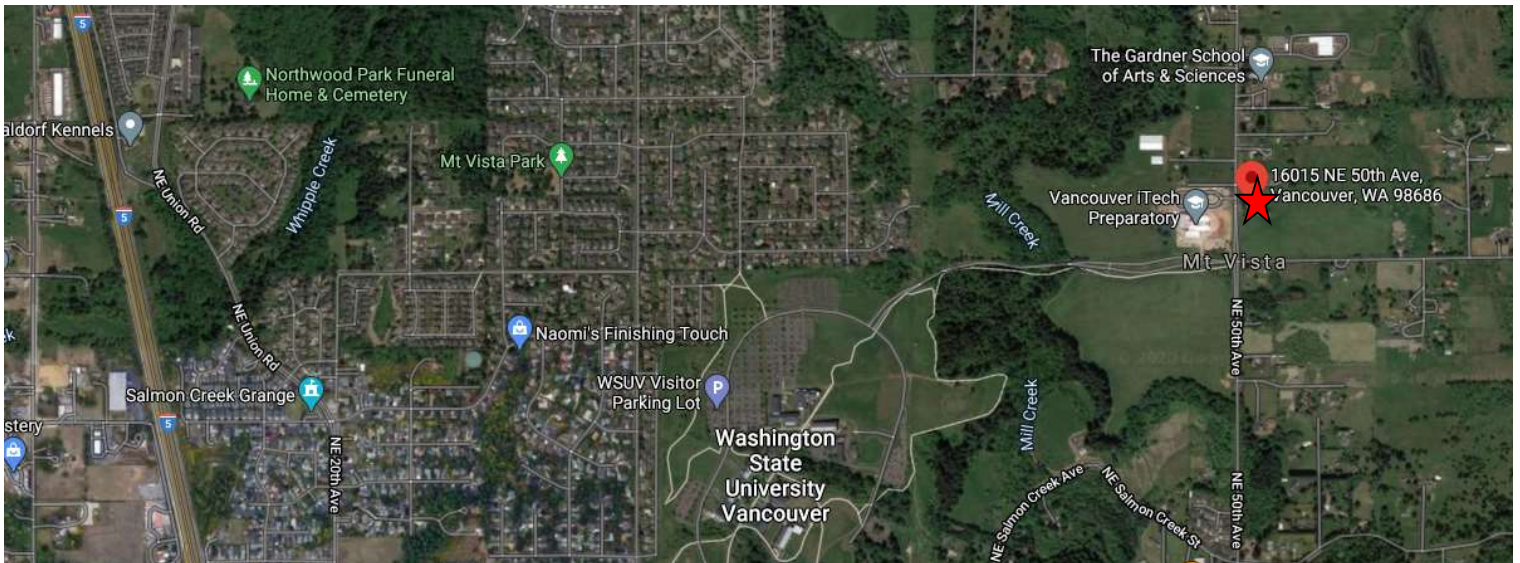
12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). 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.

Address: 16015 NE 50th Ave, Vancouver, WA 98686

Parcel(s): 195925000

Area: 20 acres; Project Area: 10.5 acres (including off-site work)

Vicinity Map



B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

The site is generally flat.

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

The land area slopes generally down from north to south. Two steepest slopes occur at Wetland C with a 5% slope and in the northwest corner of the 20-acre site at 5%.

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

Soils are mapped as Non-Hydric: DoB 22.3%, HIA 44.0%, HIB 33.7% of parcel. The site is underlain by Pleistocene age sand and silt of the cataclysmic flood deposits from repeated glacial-outburst floods. This facies consists of unconsolidated light brown to light gray silt, clay, and fine to medium sand, and were deposited as thick sheets over older sediments throughout the Portland-Vancouver basin. The sand is composed of quartz, feldspar, and conspicuous muscovite with the coarser sand beds containing abundant dark volcanic rock fragments, indicating Columbia River provenance. See *Geotechnical Engineering Report*.

Previous property owner indicated that the subject property was in agricultural use as strawberry and blackcap fields prior to 1970. Following acquisition of the property by the Brockmann family, the Site was used for hay fields, cattle raising, and as a residence since 1970.

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

There are no known surface indications or history of unstable soils. Current seismic design criteria for this project are based on the 2018 IBC. Due to the potential for liquefaction of site soils, the site should be considered Site Class F. However, in accordance with ASCE 7-16 for structures having a fundamental period of less than 0.5 second, seismic design parameters can be determined using Site Class D. Foundation alternatives are provided based on analyzed soils. See *Geotechnical Engineering Report*.

- e. Describe the purpose, type, and approximate quantities of any filling, excavation, and grading proposal. Indicate source of fill.

Approximate cut quantity of 5,000 cy and an approximate fill quantity of 30,000 cy. Fill will consist of both native soils and import structural fill. Imported fill will be provided from an approved source.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
The site is generally level and does not meet the criteria for landslide or erosion hazards. Temporary erosion control measures will be implemented to minimize erosion during construction.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Existing total site coverage is approximately 1.2% prior to BLA. Total site coverage for west lot will remain as is and is approximately 2.6%. Proposed total site coverage for east lot is approximately 37.9%.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.
A temporary erosion and sediment control (TESC) plan will be prepared and implemented during the construction phase in accordance with Clark County Standards. TESC measures will include a temporary construction entrance, filter fabric fence, sediment pond, temporary drainage ditches, and catch basin protection.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.
Emissions during construction are anticipated as a direct result of the construction workers use of personal, company and/or subcontractor vehicles to and from the site. Once the project is complete, automobile exhaust from staff, visitors, and other's vehicles, will be the main source of emissions.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Main off-site emissions are from traffic on local roads and highway systems. These emissions are not anticipated to affect this proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any.
Dust during construction activities will be managed by the contractor with industry standard best practices.

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, salt water, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
There are 5 wetlands located on the property. Wetlands A and

B are classified as palustrine, emergent and depressional. Wetland C is classified as palustrine, forested and depressional. Wetlands A, B, and C have a Type III rating.

Wetlands D and E are also Category III depressional wetlands, but due to their small sizes and not having hydrologic connectivity to other wetlands, these are considered exempt and are not regulated by the County Wetland Protection Ordinance.

See *Wetland Delineation Report*.

- 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.
Yes, project work will occur within 200 feet of the wetlands, and all the wetlands with the exception of Wetland C are proposed to be filled.
- 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.
Wetlands will be filled with approximately 3,000 CY of import fill material from approved off-site sources.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.
The proposed project does not propose surface water withdrawals or diversions.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
The subject site is not within an identified 100-year floodplain.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
The proposed project does not involve discharges of waste materials into surface waters.

b. Ground:

- 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.
Existing well that supplies water to the residence will be decommissioned if the residence is removed, however removal of residence and well is not part of this proposal.

Proposed project work will connect into water service available in NE 159th Street. No ground water withdrawals will be

required as a direct result of the proposed project. Other than stormwater infiltration, no other water will be discharged to groundwater as a direct result of the proposed project.

- 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, and the number of houses to be served, if applicable, or the number of animals or humans the system(s) are expected to serve.

The subject property will be served by public sanitary and storm sewers. It is anticipated that no waste materials will enter the ground from the subject site.

c. Water Runoff (including storm water):

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

The source of runoff will be storm water runoff from building roof tops, concrete walks and asphalt pavement areas. It is intended that stormwater runoff will be directed to treatment cells with amended soils to remove pollutants prior to fully infiltrating or discharging to wetlands to maintain natural site hydrology.

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

It is not anticipated that waste material will enter ground or surface waters.

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

Drainage patterns will be maintained in the vicinity of the site.

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

During the construction phase, temporary erosion control measures, ongoing maintenance, soil stabilization and other best management practices will be implemented to help reduce and control impacts from the project. Permanent measures to reduce and control runoff from the completed project will include amended soil treatment/infiltration cells, catch basins and underground conveyance pipe as determined necessary.

Permanent measures to reduce and control runoff from the completed project will include large stormwater infiltration basins utilizing existing soils to manage stormwater on-site. Catch basins and underground conveyance piping will be used as necessary to convey stormwater to these systems and provide overflow pathway to adjacent roadway drainage ditches.

4. Plants

- a. Check or circle types of vegetation found on the site:
 - deciduous tree: alder, maple, aspen, other: Oregon Ash
 - evergreen tree: fir, spruce, cedar, pine, other,
 - shrubs
 - grass
 - pasture
 - crop or grain
 - orchards, vineyards or other permanent crops
 - wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other: Reed Canary grass, Slough Sedge, Douglas' Meadowsweet
 - water plants: water lily, eelgrass, milfoil, other
 - other types of vegetation: Himalayan Blackberry

- b. What kind and amount of vegetation will be removed or altered?
Grasses and scrub vegetation along NE 159th St will be removed for this project work.

- c. List threatened or endangered species known to be on or near the site.
None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
Landscaping along street r.o.w. and within parking and drive areas will be designed and installed in accordance with applicable County requirements. Vegetation surrounding Wetland C will remain.

- e. List all noxious weeds and invasive species known to be on or near the site.
Reed Canarygrass, Ox-eye Daisy and Himalayan Blackberry are known to be on the site.

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:
 - birds: hawk, heron, eagle, songbirds, other (list): **birds typical of suburban environments such as jays, crows, sparrows etc. are likely to be seen on or near site.**

 - mammals: deer, bear, elk, beaver, other (list): **small mammals typical of suburban environments such as rodents/squirrels, raccoons are likely to be seen on or near the site.**

 - fish: bass, salmon, trout, herring, shellfish, other (list): **None**

- b. List any threatened or endangered species known to be on or near the site.
None known.

- c. Is the site part of a migration route? If so, explain.
Clark County is within the Pacific Flyway for migratory birds. Migrating species of geese and ducks can be found in lakes, ponds, wetlands and waterways of the area. Key rest stops are not known to be located within this site.
- d. Proposed measures to preserve or enhance wildlife, if any.
None proposed.
- e. List any invasive animal species known to be on or near the site.
None known.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity will be the sole source of energy on this project. It will be used for heating and cooling, lighting, appliances and equipment, hot water, fire and life safety systems, including access control, and all operational and personal forms of technology and communication devices.

The applicant seeks to provide 100% of energy needs through solar photovoltaic panels. However, connection to local electric utility purveyor will also be installed to supplement as needed.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
The proposed project will not adversely affect the potential use of solar energy by the adjacent properties as they are all one-story buildings and so will not create any shade or shadows on possible structures located on adjacent properties.
- 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.
Washington State Energy Code requirements will be met when designing building shell, lighting, heating, and ventilation equipment. Project is targeting LEED Silver designation with Zero Net Energy (ZNE) performance.

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.
A Phase 1 was conducted on the property with findings of minimal concern. However, a fuel pump was noted on the site survey located just north of the northern property line, which was not documented in the Phase 1.
 - 1) Describe any known or possible contamination at the site from

present or past uses.

The property was in agricultural (crop fields) use from 1897 to 2017. The use of regulated agricultural chemicals (e.g., organochlorine pesticides and arsenical herbicides) is considered an acceptable practice. No information was available indicating hazardous soil conditions exist on the subject property; therefore, this is considered a de minimis environmental condition. Also, no Recognized Environmental Conditions (REC's) were noted. See Phase 1.

- 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.
The surveyed fuel pump is located approximately 350 feet from the proposed development. While there is a possibility of an underground storage tank, no contaminated soils were noted during either the geotechnical soils testing or the archaeological soil probes that were nearest to the pump.
- 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.
New buildings will likely have various chemicals for on-going business use, and they would be expected to be present in quantities typical to the building activities. Overall, any chemicals should be used as necessary, and any un-used or waste materials properly recycled or disposed of.
- 4) Describe special emergency services that might be required.
None anticipated.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
None proposed.

b. Noise:

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
There may be low level traffic noise impact from NE 50th Ave, but it would not be expected to impact this project.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (i.e., traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Short-term noise would result from construction activities. Long term noises associated with the proposed project will include the coming and going of vehicles as well as indoor and outdoor use of the facility by staff and clients.
- 3) Proposed measures to reduce or control noise impacts, if any.
None proposed.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The site was used as a family farm until 2017. There is an unoccupied residence and a general purpose barn building on the property. Adjacent to the north, east and south (across NE 159th St) are single-family homes on small farmlands. Directly across NE 50th Avenue to the west is the Vancouver iTech Preparatory School, a public run school from 6th – 12th grades. Approximately 530 students attend the school from 9am – 4pm Monday-Friday. Proposal is not expected to affect current land uses on nearby properties.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?
The site was in agricultural use from 1897 to 2017 and has been taxed as Farm and Agricultural land by Clark County. The project site's 20 acres will be converted to nonfarm 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:
There are small farms North and South of the property which may affect the proposal during application of pesticides, tilling and harvesting by producing increased noise, odor and dust in the vicinity during these activities. The project will not affect nearby working farms or forest lands business operations.
- c. Describe any structures on the site.
There is currently an unoccupied 3 bedroom, 1 ¾ bath ranch style home on the property. The home is 1577 sq ft with a 484 sq ft attached garage. There is also a general purpose building (barn) located on the property southeast of the home that is 1040 sq ft.
- d. Will any structures be demolished? If so, what?
Main structures on the western lot will remain in place during this project work. The residence is proposed to be used as the contractor's office during construction on the eastern lot.
- e. What is the current zoning classification of the site?
BP, Business Park
- f. What is the current comprehensive plan designation of the site?
I, Industrial
- 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.
The site has a wetland designation of PSSC in a Category 2 Critical Aquifer Recharge Area and also is known to have wetlands. Clark County staff have completed a Wetland and Habitat Review Determination Report and has been coordinating with PBS Engineering & Environmental on the wetlands determinations.
- i. Approximately how many people would reside or work in the completed project?
It is anticipated that each of the three main buildings will be staffed with approximately 35 personnel and will house up to 16 patients at any given time, for a total of approximately 105 staff and a maximum of 48 patients.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any.
None proposed.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Proposal will be reviewed through the County's Conditional Use/Site Plan Review Process. Project is located in the Business Park zone and is surrounded by residential and educational buildings. Project will be designed in compliance with county standards.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
None proposed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate high, middle, or low-income housing.
None.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No housing units will be removed with this proposal.
- c. Proposed measures to reduce or control housing impacts, if any.
None 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?
Maximum building height to the roof peak will be approximately 20

feet above grade. Materials will be fiber cement siding, standing seam metal sloped roofs, aluminum windows, and metal storefront system. See *Elevation Drawings included with submittal.*

- b. What views in the immediate vicinity would be altered or obstructed?
No proprietary or significant views will be obstructed by the proposal.
- c. Proposed measures to reduce or control aesthetic impacts, if any.
Buildings will be single-story, wood framed structures with low-sloping and angled roof lines, and varying materials and colors. Project will be designed in compliance with county standards. See *Elevation Drawings included with submittal.*

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Typical parking lot lighting will be directed downward and away from adjacent properties. Building mounted security lighting will be provided around the perimeter building. Light from vehicle headlights as cars navigate the parking area could occur at any time during the day or night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
It is not anticipated that the glare resulting from the proposed project will create a safety hazard or interfere with views, and the project will comply with all relevant standards.
- c. What existing off-site sources of light or glare may affect your proposal?
Existing sources of light and glare will not affect the proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any.
Light standards will be installed in locations that minimize the amount of light encroachment on to adjacent properties.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There are no recreational opportunities within 3 miles of the property. There are 2 disc golf courses at 5 miles and 4.9 miles away. There is also the Hartwood Golf Course (9.4 miles) and Westside Golf Range (5.7 miles) in Pleasant Valley. The nearest parks are the Vista Meadows Neighborhood Park (3.8 miles), Pleasant Valley Community Park (5.3 miles) and Salmon Creek Community Club Park (3.4 miles). Nearest fitness centers are Snap Fitness (4.5 miles) and Battle Ground Fitness (5.6 miles). Tiger Bowl (7.1 miles) and Husted's Hazel Dell Lanes(9 miles) are the nearest bowling alleys.
- b. Would the proposed project displace any existing recreational uses? If so, describe.

No recreational opportunities will be displaced.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.
Clients and staff at the facility will have access to outdoor areas attached to the buildings.

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
Many structures in the area are over 45 years old, and there are currently 26 unevaluated properties within a half mile radius. The barn located on the subject property was built between 1913 and 1950 and was documented as a historic property as part of the Archaeological report. However, alterations have diminished its integrity of design, workmanship and materials and will likely not meet any of the criteria for listing in the National Register of Historic Places (NRHP).
- 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.
WillametteCRA has conducted research on the subject site and surrounding areas. They noted that there have been 17 archaeological surveys within 0.5 miles of the site. Twelve of the surveys resulted in archaeological resources; 3 historic-era sites, 7 precontact sites and 2 mixed historic-era and precontact sites.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
The archaeological investigation included a review of records in the Washington Department of Archaeology and Historic Preservation (DAHP)'s Washington Information System for Architectural and Archaeological Data (WISAARD), and a review of historic maps and archival materials. Onsite survey included pedestrian survey and shovel probing. Willamette CRA staff conducted archaeological fieldwork from January 19-21, 2021.
- 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.
Archaeological Reports have been uploaded to the Department of Archaeology and Historic Preservation (DAHP) website and no additional on-site measures were determined to be required. Unanticipated Discovery language may be added to the construction contract and a copy of protocol kept on-site during construction.

14. Transportation

- a. Identify public streets and State Routes serving the site and describe proposed access to the existing street system. Show on site plans, if any.
Public streets located adjacent to the site are NE 50th Ave and NE 159th St. Access to and from the property will be from NE 159th St. See Site Plan, dated June 10, 2021
- b. Is site or affected geographic area currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The site is not currently serviced by public transit. The nearest bus stop is at NE 29th Ave and WSUV Trailhead, 3.4 miles away.
- c. How many additional parking spaces would the completed project have? How many would the project eliminate?
The proposed facility will have approximately 89 parking stalls distributed between the three main buildings and 3 at the maintenance building.
- 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).
Project will comply with the Clark County Transportation and Circulation Ordinance which requires half-street improvements to NE 159th Street as an Urban (2) lane Collector with center left turn lane and bike lane.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The proposed project does not require the use of, nor will it occur in the immediate vicinity of water, rail or air transportation systems.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?
Based on the derived trip generation rates, the project can be expected to generate 426 new average daily trips, 44 new AM peak hour trips (20 inbound/24 outbound) and 32 new PM peak hour trips (9 inbound/23 outbound).
- Trip generation is typically derived using the Institute of Transportation Engineering Manual, Trip Generation, however; no applicable Land Use Code (LUC) in the 10th Edition manual was identified as representative for a behavioral health facility. For the proposed development, a site-specific trip generation analysis was performed to provide a more accurate forecast. The proposed trip generation methodology was established in coordination with the County. For the proposed development, a site-specific trip generation analysis was performed at 3 existing sites by Heath & Associates and another 2 existing sites by H. Lee & Associates. See Traffic report.**
- g. Will the proposal interfere with, affect or be affected by the movement of

agricultural and forest products on roads or streets in the area? If so, generally describe.

The project will not affect movement of agricultural or forest products in this area. No impacts are expected.

- h. Proposed measures to reduce or control transportation impacts, if any.
Other than half street improvements, no other transportation controls are proposed. Traffic Impact Fees will be calculated and assessed at the time of building permit issuance.

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.
This project would result in an expected increase in need for public services such as fire, police and ambulance due to the change from the existing use of a single family residence. This area is zoned as a Business Park and increased services would have been anticipated with the zone change.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None proposed.

16. Utilities

- a. Underline 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.
Power & comm comes from NE 50th in an easement across the western parcel. Sewer and Water will be main extensions within NE 159th.
Electricity – Clark Public Utilities
Refuse Service – Waste Connections of Washington
Telephone – Century Link
Water service – Clark Public Utilities
Sanitary Sewer – Clark Regional Wastewater District

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: Christine Phillips

Name of signee: Christine Phillips

Position and Agency/Organization: Planner with BCRA; agent for owner

Date: June 18, 2021