



STATE ENVIRONMENTAL POLICY ACT (SEPA) ^{ATTACHMENT D} DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: Emerald Heights AL & IL Bldg

SEPA FILE NUMBER: SEPA-2018-00640

PROJECT DESCRIPTION:
SEPA for LAND-2018-00586 and LAND-2018-00617

PROJECT LOCATION: 10901 176th Circle NE

SITE ADDRESS:

APPLICANT: Julie Lawton

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Benjamin Sticka

PHONE NUMBER: 425-556-2470

EMAIL: bsticka@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 08/09/2018.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 08/23/2018**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE: July 26, 2018

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Erika Vandenbrande
Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: Martin Pastucha
Public Works Director

SIGNATURE: 

Address: 15670 NE 85th Street Redmond, WA 98052

CITY OF REDMOND**ENVIRONMENTAL CHECKLIST****PROJECT ACTION***(Revised 5/27/15)***Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference the question number.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

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

Planner Name: Ben Sticka

Date of Review: 7/13/18

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain. We will also be remodeling the interior of the Health Center changing the 40 existing assisted living units on the first floor to private skilled nursing rooms. This will allow existing skilled nursing residents in shared rooms to shift to private rooms.</p>	<p>BTS - 7/13/18</p>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal. Critical Aquifer Recharge Area updated memo Soils Report Updated Traffic memos NPDES General Stormwater Permit Critical Areas Report Recertification Memo</p>	<p>BTS - 7/13/18</p>
<p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain. No, there are no pending approvals that could affect the property covered by this proposal.</p>	<p>BTS - 7/13/18</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known. Site Plan approval, Design Review, and construction permits (building, clearing and grading, storm water, etc) together with corresponding SEPA review and the State Department of Health approval for the assisted living building.</p>	<p>BTS - 7/13/18</p>
<p>12. 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. See attached reference document section A (Background), question 12 for a complete response.</p>	<p>BTS - 7/13/18</p>

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<p>13. 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.</p> <p>See Appendix for the Vicinity Map and full Legal Description. Emerald Heights 10901 176th Circle NE Redmond, Washington 98052</p> <p>PCL 2 of REDMOND LLA #LLR-88-22 rec #8901069008 LESS N 250 FT OF S 1/2 OF NE 1/4 & N 250 FT OF S 1/2 OF NW 1/4 PER DEED REC #9212241893</p>	<p>BTS - 7/13/18</p>
<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <p><input type="checkbox"/> Flat</p> <p><input checked="" type="checkbox"/> Rolling</p> <p><input type="checkbox"/> Hilly</p> <p><input type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input type="checkbox"/> Other</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>While there are some steep bands of slope in excess of 40% that exist along the west edge of the campus, behind several of the existing cottage buildings, none are in close proximity to the new proposed buildings. The new IL building will be located some 756 feet away from these steep slopes and the AL building some 1,110 feet. To the west of these steep slopes is a broad forested swale with a class III stream meandering through it south to north. The remainder of the site has been developed and is comprised of rolling terrain.</p>	<p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p>

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<p>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.</p> <p>Per the Geologic map of the Redmond Quadrangle, Washington, by James P. Minard and Derek B. Booth, dated 1988, the soils on site are classified as recessional till (Qvt). See Soils Report prepared by AESI for additional information.</p>	<p>BTS - 7/13/18</p>
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>A portion of the slope behind two of the cottages at the southwest corner of the campus experienced sloughing in 1993. This was repaired by installing quarry spall ballasting and french drains per geotechnical engineer's recommendations. The area has remained stable since then. It will remain undisturbed and is not in the vicinity of the proposed projects.</p>	<p>BTS - 7/13/18</p>
<p>e. Describe the purpose, type, total area, location and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</p> <p>See attached reference document section B, part 1 (Earth), question "e" for a complete response.</p>	<p>BTS - 7/13/18</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Limited erosion could occur during construction. Earthwork activities required for construction would be designed and engineered in accordance with City of Redmond standards. Appropriate Best Management Practices would be employed to reduce the potential for erosion to occur.</p>	<p>BTS - 7/13/18</p>
<p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>Approximately 62 percent of the proposed site will be impervious surfaces and the remaining 38 percent of the site will be pervious landscaping. This includes the entire campus and future proposed buildings. This is less than the maximum 65% impervious allowed by code.</p>	<p>BTS - 7/13/18</p>

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Contractor will follow city approved TESC plan with specified erosion control measures, including use of plastic sheeting, silt fences, mulch check dams, and vegetated swales. Cut and fill slopes will be re-vegetated soon after grading. Soil in stockpiles will be covered or protected. Project will comply with City's storm water management practices during and post construction.</p>	BTS - 7/13/18
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes. For Independent Living, site fill includes approximately 96 cubic yards, and site excavation includes approximately 16,958 cubic yards. For Assisted Living, 13,100 cubic yards will be excavated.</p>	BTS - 7/13/18
<p>2. Air</p> <p>a. What types of emissions to the air (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) 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.</p> <p>During project construction, heavy equipment operation and workers' vehicles would generate exhaust emissions into the immediate vicinity. Additionally, dust particulates generated primarily by construction equipment will be produced.</p>	BTS - 7/13/18
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>Off-site emissions consist primarily of vehicle emissions from nearby roads.</p>	BTS - 7/13/18
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Best Management Practices (BMP's) will be implemented to ensure minimal amounts of dust and exhaust fumes leave the site. BMP measures include watering of the site as needed during construction of the project to help control dust and other particulates; street cleaning/sweeping, minimizing vehicle and equipment idling to reduce exhaust emissions.</p>	BTS - 7/13/18

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<p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p> <p>A Class III stream traverses the western, undeveloped portion of the site, draining from south to north. The stream has steep slopes and has been surveyed and delineated as a Critical Area.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc.</p> <p>No, the previously described critical areas are not located next to the proposed expansion area.</p> <p>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.</p> <p>No material will be placed or removed from surface water or wetlands.</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the proposal require permanent dewatering or temporary dewatering? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known.</p> <p>The proposal will not require surface water withdrawals or diversions.</p>	<p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p>

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<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, note location on the site plan. The proposal is not within a 100-year floodplain.</p>	<p>BTS - 7/13/18</p>
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of waste and anticipated volume of discharge. No waste will be discharged into the storm system.</p>	<p>BTS - 7/13/18</p>
<p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, answer questions 8 & 9. If no, go to the next section. See items 8 & 9 below.</p>	<p>BTS - 7/13/18</p>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months. Both the IL and AL project maximizes landscaped area, and retains existing vegetation to the maximum extent feasible to allow for some limited infiltration however due to site constraints and infiltration BMP setbacks, no infiltration facilities are proposed on-site.</p>	<p>BTS - 7/13/18</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts. No increase in fecal coliform levels in surface water is anticipated.</p>	<p>BTS - 7/13/18</p>

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<p>b. Ground</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>No ground water is anticipated to be withdrawn from a well, nor water discharged to ground water.</p> <p>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.</p> <p>No waste material is anticipated to be discharged into the ground from septic tanks or other sources.</p>	<p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p>
<p>c. Water Runoff (including storm water):</p> <p>1. Describe the source(s) of runoff (including storm water) and method of collection, transport/conveyance, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Storm water runoff will primarily be generated from new and existing roadways, roofs, parking areas, and associated landscaping. Additional runoff will occur in proportion to the total new impervious and cleared surfaces created. Runoff will be collected in a network of catch basins and conveyed to the proposed detention vault prior to release to the existing piped system.</p>	<p>BTS - 7/13/18</p>

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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Small amounts of pollutants normally associated with urban development could enter the collection/storm management system and theoretically be conveyed off-site.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No, we are staying within our parcel. Existing discharge off-site will remain the same.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>We will comply with the City of Redmond's storm water management practices during and post construction. Runoff will be collected and routed through proposed detention facilities in compliance with the City of Redmond's flow control requirements.</p>	<p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p>
<p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input checked="" type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input type="checkbox"/> Other <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Orchards, Vineyards, or Other Permanent Crops</p> <p>Wet soil plants: Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/></p> <p>Skunk Cabbage <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Water plants: Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p>	

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<p>Other types of vegetation (please list)</p> <p>The site is fully landscaped with many native plants and trees, specimen plants and trees and wet soil plants associated with detention ponds.</p> <p>b. What kind and amount of vegetation will be removed or altered? See attached reference document section B, part 4 (Plants), question "b" for a complete response.</p> <p>c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below. See attached reference document section B, part 4 (Plants), question "c" for a complete response.</p> <table border="1" data-bbox="248 934 1016 1373"> <thead> <tr> <th>Tree Type</th> <th>Total (#)</th> <th>Removed (#)</th> <th>Saved (#)</th> <th>Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td>Landmark (>30" dbh*)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Percentage (%)</td> <td></td> <td></td> <td></td> <td>-</td> </tr> </tbody> </table> <p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height</p> <p>d. List threatened or endangered species known to be on or near the site. No known threatened or endangered species are known to be on or near the site.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)					Significant (6" – 30" dbh*)					Percentage (%)				-	<p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p>
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<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p style="padding-left: 40px;">Proposed landscaping will visually connect and integrate with the existing campus landscape. Proposed landscaping will include native trees like Douglas Fir and Western Red Cedar to help re-establish the evergreen tree stands that were removed for construction. Shrubs and ground covers have been chosen based on their drought tolerance and attributes to reduce ongoing maintenance. Many of the shrubs and ground covers are natives and all are in harmony with the lush natural aesthetic of the surrounding landscape.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p style="padding-left: 40px;">There are no known noxious weeds and invasive species at this site.</p>	<p style="text-align: center;">BTS - 7/13/18</p> <p style="text-align: center;">BTS - 7/13/18</p>
<p>5. Animals</p> <p>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.</p> <p>Birds: Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input checked="" type="checkbox"/> Other <input type="checkbox"/></p> <p>Mammals: Deer <input checked="" type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/></p> <p>Fish: Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other <input type="checkbox"/></p> <p>b. List any threatened or endangered species known to be on or near the site.</p> <p style="padding-left: 40px;">No known threatened or endangered species are known to be on or near the site. Refer to Critical Areas Report.</p> <p>c. Is the site part of a migration route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p style="padding-left: 40px;">The site is not part of a mitigation route.</p>	<p style="text-align: center;">BTS - 7/13/18</p> <p style="text-align: center;">BTS - 7/13/18</p> <p style="text-align: center;">BTS - 7/13/18</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>The trees replaced on the site will include minimum of 50% evergreens, which will serve to support the wildlife and provide canopy and habitat for birds and small mammals. A number of the understory plant material bear fruit and will provide seasonal foraging material for animals in the area.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p>No known invasive animal species on or near the site.</p>	<p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p>
<p>6. Energy and Natural Resources</p> <p>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.</p> <p>See attached reference document section B, part 6 (Energy and Natural Resources), question "a" for a complete response.</p> <p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>No, Emerald Heights is a self contained campus surround by many trees. Redmond High School borders the majority of the south property line and 176th Ave NE runs along the east and north side. Single family residents are located on the east and north side of the campus. The undeveloped wooded area is on the west side of campus.</p> <p>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.</p> <p>See attached reference document section B, part 6 (Energy and Natural Resources), question "c" for a complete response.</p>	<p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p>

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<p>7. Environmental Health</p> <p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe.</p> <p>Although unlikely, under normal operating conditions, construction/maintenance vehicles/equipment could potentially leak lubricants and fuels onto the ground; mis-use and improper disposal of household cleaners, fertilizers, and petroleum products used in vehicle operation /maintenance.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>There are no known contaminants at this site.</p> <p>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.</p> <p>There are no known hazardous chemicals or conditions at this site.</p> <p>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. (for example: flammable liquids, combustible liquids, flammable gases, combustible or flammable fibers, flammable solids, unstable materials, corrosives, oxidizing materials, organic peroxides, nitromethane, ammonium nitrate, highly toxic material, poisonous gas, smokeless powder, black sporting powder, ammunition, explosives, cryogenics, medical gas, radioactive material, biological material or high piled storage (over 12' in most cases).</p> <p>There are no known toxic or hazardous chemicals at this site; except, there are personal oxygen tanks used by the residents at the skilled nursing facility. They are not piled high. We also process soiled linens in the soiled utility rooms at the skilled nursing facility.</p>	<p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p>

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<p>4. Describe special emergency services that might be required.</p> <p>No known special emergency services are required at this time. Emerald Heights is currently serviced by the Redmond Fire Department and the local Emergency Medical Services</p>	<p>BTS - 7/13/18</p>
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>State regulations regarding safety and the handling of hazardous materials would apply during the construction process and operation of the facility.</p>	<p>BTS - 7/13/18</p>
<p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p> <p>The immediate vicinity consists of residential developments served by a collector roadway and Redmond High School to the south. Existing noise sources are primarily traffic along adjacent streets. All noise during construction will be within the City's noise limits.</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>On short term basis, site preparation and construction noise would be generated. On the long term basis, there will be some additional traffic noise generated from this building. Construction hours in the residential zone will be between 7 am to 7 pm on weekdays, 9 am to 6 pm on Saturdays, as allowed by City of Redmond Code 6.36.050 (5)b.</p>	<p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p>

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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>To reduce the use of cars, Emerald Heights provides bus transportation for their residents for appointments and errands. Also, they organize bus transportation to entertainment activities. This will not change with the addition of the Courtyard or Assisted Living building. Staff are encouraged to ride public transportation and car pool. Construction activity will be limited to hours as specified by the City of Redmond.</p>	<p>BTS - 7/13/18</p>
<p>8. Land and Shoreline Use</p> <p>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.</p> <p>The current site is a Life Care Retirement Community with independent living units, assisted living units, skilled nursing units and support areas. The adjacent properties are single-family homes and Redmond High School.</p> <p>b. Has the site been used as working farmlands or working forest lands? Is 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 non-farm or non-forest use?</p> <p>No, this site has not been used for agriculture, farmland or forest land.</p> <p>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?</p> <p>No, these projects are within a developed area.</p>	<p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p>

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<p>c. Describe any structures on site.</p> <p>The present campus consists of one large multi-unit, multi-function main building, ringed by 12 duplex residential buildings (cottages). A pool/fitness building, a multi-purpose building, a future 42 unit independent living building, a future 54 unit assisted living building, a maintenance facility and storage building, and numerous carports. All buildings are 35' tall or less.</p>	BTS - 7/13/18
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>(4) Four steel and wood framed carports will be demolished at the IL site and (2) two steel and wood framed carports will be demolished at the AL site.</p>	BTS - 7/13/18
<p>e. What is the current zoning classification of the site?</p> <p>R-6 Single-Family Urban Residential</p>	BTS - 7/13/18
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Single-Family Urban</p>	BTS - 7/13/18
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>There is no shoreline master program designation for this site.</p>	BTS - 7/13/18
<p>h. Has any part of the site been classified as a critical area by the city or county? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, specify. (If unsure, check with City)</p> <p>The overall site includes a class III stream and steep slopes, which are both environmentally sensitive or critical areas located at the west portion of the campus. However the project areas are outside of these environmentally sensitive areas.</p>	BTS - 7/13/18

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<p>i. Approximately how many people would reside or work in the completed project? See attached reference document section B, part 8 (Land and Shoreline Use), question "i" for a complete response.</p>	<p>BTS - 7/13/18</p>
<p>j. Approximately how many people would the completed project displace? People would not be displaced by these projects.</p>	<p>BTS - 7/13/18</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any: People would not be displaced by these projects.</p>	<p>BTS - 7/13/18</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: This proposal is compatible with the existing and projected land uses per the City of Redmond's code. Additionally, both projects are going through the City's Design Review process.</p>	<p>BTS - 7/13/18</p>
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: This proposal is not nearby any agricultural and forest lands.</p>	<p>BTS - 7/13/18</p>
<p>n. What percentage of the building will be used for: Warehousing <u> 0 </u> Manufacturing <u> 0 </u> Office <u> 0 </u> Retail <u> 0 </u></p>	

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<p>Service (specify) <u>0</u></p> <p>Other (specify) <u>IL - 34% Parking/Storage; \L 28% Parking/Storage</u></p> <p>Residential <u>IL- 66% ;AL 72%</u></p>	<p>BTS - 7/13/18</p>
<p>0. What is the proposed I.B.C. construction type?</p> <p>For both the IL and AL, the parking garage level is Type IA The residential levels are Type VA.</p>	<p>BTS - 7/13/18</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>See attached reference document section B, part 8 (Land and Shoreline Use), question "p" for a complete response.</p>	<p>BTS - 7/13/18</p>
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>There isn't any future expansion of the new Courtyard building or the new assisted living building anticipated.</p>	<p>BTS - 7/13/18</p>
<p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>The density bonus from the City of Redmond that applies to Emerald Heights requires that 25% of housing above the number allowed by the underlying zone fit the criteria for affordable housing. Compliance reporting is submission of the annual WSHFC report. Emerald Heights is in compliance with this requirement.</p>	<p>BTS - 7/13/18</p>

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<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>No units will be eliminated with this proposal</p>	<p>BTS - 7/13/18</p>
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>There are no housing impacts to be reduced or controlled by the proposed Independent Living building or proposed Assisted Living building; Furthermore, 40 of the 54 new AL units are being provided for existing assisted living residents already on the Emerald Heights campus.</p>	<p>BTS - 7/13/18</p>
<p>10. Aesthetics</p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?</p> <p>The buildings will not exceed 35' in height except items allowed by code. Building facade materials consist primarily of residential style fiber-cement lap siding and panels with some accent feature materials at key locations only, to be presented to the Design Review Board.</p>	<p>BTS - 7/13/18</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>See attached reference document section B, part 10 (Aesthetics), question "b" for a complete response.</p>	<p>BTS - 7/13/18</p>
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>See attached reference document section B, part 10 (Aesthetics), question "c" for a complete response.</p>	<p>BTS - 7/13/18</p>

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<p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce? What time of day or night would it mainly occur?</p> <p>Any additional lighting will be consistent with the lighting that currently exists on site. There will be some additional light at the new entries, landscape patios, and the connected pedestrian paths.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>Lighting from the finished project will not be a safety hazard nor interfere with views from the new units, the existing units or from the neighborhood.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>There are no known existing off-site light sources that may affect our project.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>All new units will have window blinds and lights at the new exterior entries will be shielded to focus light on the doors and pedestrian walks.</p>	<p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>There are several parks in the vicinity: Jonathan Hartman Park, Farrel-McWhirter Farm Park, Sammamish River Regional Park and Marymoor Park.</p>	<p>BTS - 7/13/18</p>

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<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>The project will not displace any existing recreational uses.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>This is not applicable per our response to item b above.</p>	<p>BTS - 7/13/18</p> <p>BTS - 7/13/18</p>
<p>13. Historic and Cultural Preservation</p>	
<p>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, generally describe.</p> <p>There are no known places or objects on or next to the site that are part of or are eligible for any preservation registers.</p>	<p>BTS - 7/13/18</p>

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<p>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.</p> <p style="padding-left: 40px;">There are no known landmarks or evidence of such importance on or next to the site which was confirmed by the City of Redmond.</p>	<p style="text-align: center;">BTS - 7/13/18</p>
<p>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 Archaeological and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.</p> <p style="padding-left: 40px;">This is not applicable per our response to items a and b above.</p>	<p style="text-align: center;">BTS - 7/13/18</p>
<p>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.</p> <p style="padding-left: 40px;">This is not applicable per our response to items a and b above.</p>	<p style="text-align: center;">BTS - 7/13/18</p>

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<p>14. Transportation</p> <p>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.</p> <p style="padding-left: 40px;">Emerald Heights is located north of Redmond High School, south of Abbey Road , west of 176th Avenue NE, and east of a residential community. The main access driveway on 176th Avenue NE is to remain. There is an existing emergency-only driveway on Abbey Road.</p> <p>b. Is the site currently or affected geographic area currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p style="padding-left: 40px;">The site is directly served by public transit with a King County Metro transit bus stop at the main driveway along 176th Avenue NE. This stop is served by Route 221. Public transit does not enter the private campus site.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p style="padding-left: 40px;">See attached reference document section B, part 14 (Transportation), question "c" for a complete response.</p> <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or transportation facilities not including driveways? If so, generally describe (indicate whether public or private).</p> <p style="padding-left: 40px;">No new public roadways or improvements are proposed except as required by the City of Redmond as shown in our PREP submittals.</p>	<p style="text-align: center;">BTS - 7/13/18</p>

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<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>There is no water, rail or air transportation in the immediate vicinity of this site.</p>	<p>BTS - 7/13/18</p>
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>110</u> If known, indicate when peak volumes would occur: <u>6:30</u> - <u>7:30</u> a.m. and <u>4:00</u> - <u>5:00</u> p.m. How many of these trips occur in the a.m. peak hours? <u>6</u> How many of these trips occur in the p.m. peak hours? <u>15</u> What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? <u>3%</u> What data or transportation models were used to make these estimates?</p> <p>The numbers above are based upon the Traffic Impact Analysis report for the entire Emerald Heights Master Plan completed in 2010 and updated in the Traffic Analysis memo dated June 1st, 2018.</p>	<p>BTS - 7/13/18</p>
<p>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.</p> <p>No, the proposal will not interfere with or be affected by the movement of agricultural and forest products.</p>	<p>BTS - 7/13/18</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>Emerald Heights provides transportation for residents. There are no proposed measures since traffic generated will change very little per our response to item e above.</p>	<p>BTS - 7/13/18</p>

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<p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p style="padding-left: 40px;">The completed project would not result in a increased need for police and fire protection, or emergency medical service. The proposed project would not create additional students for the schools since this is a retirement community and children do not live at Emerald Heights.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="padding-left: 40px;">The project would be designed and constructed with adequate fire flow, properly located fire hydrants, and appropriate access roadway to accommodate aid, fire, and police protection vehicles.</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse Service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Other 	<p style="text-align: center;">BTS - 7/13/18</p> <p style="text-align: center;">BTS - 7/13/18</p> <p style="text-align: center;">BTS - 7/13/18</p>

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<p>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.</p> <p>See attached reference document section B, part 16 (Utilities), question "b" for a complete response.</p>	<p>BTS - 7/13/18</p>

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: Julie Lawton

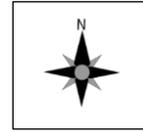
Position and Agency/Organization: _____
 Owner's Representative

Relationship of Signer to Project: _____

Date Submitted: 7/12/18

VICINITY MAP

Emerald Heights Assisted Living Building
Conditional Use Permit, LAND-2016-00586 &
Site Plan Entitlement, LAND-2018-00617



Parcel Number(s): 3626059003

