Notice of Type II Development Review Application and Optional SEPA Determination of Non-Significance

The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the county expects to issue a **Determination of Non-Significance** (DNS) for the proposal allowed by state law and Clark County Code, Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW, and in other applicable local, state, or federal laws and rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. **Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal.** No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

**Date of this notice: May 14, 2019**

**Closing date for public comments: May 29, 2019**

Information regarding this application can be obtained by contacting the staff contact person listed below or in person at the Community Development Permit Center, 1300 Franklin Street, first floor, Vancouver, Washington, 98660.

**Project Name:** Salmon Creek Assisted Living

**Case Number(s):** PSR-2019-00008

**Request:**

The applicant requests site plan approval for the construction of a new assisted living facility to include a new 4-story 142-unit independent living building, 3-story 100-unit assisted living building, and 26 senior living cottages.

**Address:** 12921 NE 134th Street, Vancouver, WA 98686

For an alternate format, contact the Clark County ADA Compliance Office.
Phone: 564.397.2322
Relay: 711 or 800.833.6384
E-mail: ADA@clark.wa.gov
Parcel number(s): 186829-000, 186810-000, 186808-000, 186828-000, 186783-000

Applicant: RJ Development
Jeff Yates, contact
401 Central Street SE
Olympia, WA 98501
360.582.3343
jeff@rjdevelopment.com

Owner: Wal-Mart Real Estate business Trust
PO Box 8050
Bentonville, AK 72716

Contact Person: Olson Engineering, Inc.
Jocelyn Cross, contact
222 E. Evergreen Boulevard
Vancouver, WA 98660
360.695.1385
jocelyn@olsonengr.com

Staff contact: Amy Wooten, Planner II
564.397.5683
amy.wooten@clark.wa.gov

Applicable code sections
Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.230.010 (Commercial Districts), Chapter 40.260 (Special Uses & Standards), Chapter 40.310 (Signs), Chapter 40.320 (Landscaping), Chapter 40.340 (Parking & Loading), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.430 (Geologic Hazard Areas), Chapter 40.440 (Habitat Conservation), Chapter 40.450 (Wetland Protection), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Section 40.520.040 (Site Plan Review), Section 40.540.120 (Alteration & Vacation of Final Plats), Section 40.550.010 (Road Modifications), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health).

Application Filing date: March 23, 2019
Fully Complete date: April 30, 2019
Public Comment
The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Public Comment Deadline:  May 29, 2019

In person:  The Community Development Permit Center is located in the Public Service Center, first floor, 1300 Franklin Street, Vancouver, Washington 98660.

Mail:  
Attn:  Amy Wooten, Planner II  
Department of Community Development  
P.O. Box 9810  
Vancouver, WA. 98666-9810

An accurate mailing address for those mailing comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Email:  amy.wooten@clark.wa.gov

SEPA Options
As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS - Determination of Significance**: The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);

- **MDNS - Mitigated Determination of Non-Significance**: The impacts can be addressed through conditions of approval, or;

- **DNS - Determination of Non-Significance**: The impacts can be addressed by applying the Clark County Code.

**Responsible Official:**  Mitch Nickolds, Community Development Director

Timelines and Process
Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

**Community Development Web site - www.clark.wa.gov/development**

- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas
- Applications and handouts for each type of land use permit
Appeals
The responsible official’s decision on the application may be appealed to the Hearing Examiner by the applicant or any person or group that qualifies as a “Party of Record.” To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline.

An accurate mailing address for those submitting comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

Refer to the Appeals handout for more information and fees.

SEPA Appeal
A procedural SEPA appeal is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A substantive SEPA appeal is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing Clark County Code or other law.

A procedural or substantive appeal must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Attachments
• Proposed project site/land division plan
• Map of property owners receiving notice
Distribution
This notice is being provided to the following agencies with jurisdiction whose services may be impacted by implementation of this proposal:

Federal Agencies: U.S. Army Corps of Engineers - Enforcement Division

Tribes: Cowlitz Indian Tribe
Yakama Nation
Chinook Tribe

State Agencies: Department of Natural Resources (S.W. Region)
Department of Ecology
Department of Fish and Wildlife
Department of Transportation

Regional Agencies: Fort Vancouver Regional Library
Southwest Clean Air Agency
Vancouver-Clark Parks & Recreation

Local Agencies: Clark County Fire Marshal's Office
Clark County Public Health
Clark County Public Works
Clark County Conservation District
City of Vancouver Transportation

Special Purpose Agencies: Fire District 6
Clark Public Utilities

The Media
The Columbian
The Oregonian
The Reflector
Vancouver Business Journal
The Post Record

Other: Applicant
Clark County Neighbors
Clark County Natural Resources Council
Clark County Citizens United
C-Tran

Additional attachment for agencies:
- SEPA checklist
Salmon Creek Assisted Living 300 List
March 11, 2019

Clark County Community Development Department
1300 Franklin
Vancouver, WA 98660

**RE: Request for Early Notice of DS, Salmon Creek Assisted Living SEPA Review**

On behalf of the applicant, RJ Development LLC we would like to request early notice as allowed under WAC 197-11-350 if the City of Vancouver believes a Determination of Significance is likely for this project. The applicant may wish to clarify or change features of this proposal.

Sincerely,

[Signature]

Jocelyn Cross
Land Use Planner, Project Manager
Olson Engineering, Inc.
ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21 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 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". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies 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 describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for nonproject actions (part D).

For nonproject actions the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposed," and "affected geographic area," respectively.
A. BACKGROUND

1. Name of proposed project, if applicable:

Salmon Creek Assisted Living

2. Name of applicant:

RJ Development, LLC

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

Applicant: RJ Development, LLC
401 Central Street SE
Olympia, WA 98501
(360) 523-3343

Contact: Olson Engineering, Inc.
Attn: Jocelyn Cross
222 E. Evergreen Blvd.
Vancouver, Washington 98660
(360) 695-1385

4. Date checklist prepared: March 4, 2019

5. Agency requesting checklist:

Clark County Community Development.

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

Development will occur after all approval and permits are obtained.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that have been prepared, or will be prepared, directly related to this proposal.

Traffic Study – Kittleson
Preliminary Stormwater Report – Olson Engineering, Inc.
Stormwater Pollution Prevention Program – Olson Engineering, Inc.
Archaeological Predetermination – Archaeological Services, LLC
Geotechnical Site Investigation – Columbia West Engineering, Inc.
Wetland & Habitat Assessment – Olson Environmental, LLC
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.

Preliminary Site Plan Approval  
Engineering Plan Approval  
Grading Plan Approval  
Building Permits  
NPDES Permit  
Archaeological Predetermination  
Stormwater Pollution Prevention Program  
Erosion Control Plan Approval  
Grading Permit  
Stormwater Plan Approval  
SEPA Determination  
Legal Lot Determination  
Site Plan Approval

11. Give brief, complete descriptions of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form if it include additional specific information on project description.)

The Applicant, RJ Development, LLC is proposing a 4-story, 142-unit independent living building, 3-story, 100 unit assisted living building and 26 senior living cottage style units on 12.95 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to the checklist.

The site is located at 12921 NE 134th Street, Vancouver, Washington and is comprised of Tax Lot 2/2; parcel number, 186828-000 and Tax Lot 1; parcel 186829-000, Tax Lot 2; parcels 186810-000, Tax Lot 3; parcel number 186808-000 and Tax Lot 4; parcel number 186783-000 located in the northwest quarter of Section 26, Township 3 North, Range 1 East of the Willamette Meridian.

B. ENVIRONMENTAL ELEMENTS

1. Earth
   a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.
   b. What is the steepest slope on the site (approximate percent slope)?

According to Clark County GIS information, the steepest slope on the site is up to 92.5% in some areas of the northeast corner of the site. There are no slope stability mapping indicators. Please refer to Engineering and the Existing Conditions Plan included with this application for more information.

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 prime farmland.
According to Clark County GIS data, the soils on the site consist of:
HIA 62.6% of the parcel
HoB 21% of the parcel
MIA 14% of the parcel
OdB 2.4% of the parcel

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

None known.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Site grading will be used to construct the lots, building pads, roads, stormwater, and other associated improvements. It is anticipated the site will have balanced cut and fill. If fill material is required, it will be procured from an approved site. Should material need to be hauled off site, it will be taken to an approved location. The quantity of grading is approximately 10,000 cubic yards of cut, and 10,000 cubic yards of fill.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, erosion could occur if adequate mitigation measures were not implemented. Stormwater and Erosion Control Plans will be prepared and implemented by the applicant for both on-site improvements, which will meet or exceed the requirements imposed by Clark County Code and Department of Ecology.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 67% of the site will be covered with impervious surfaces upon full build out.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Stormwater and Erosion Control Plans will be prepared and implemented in accordance with Clark County Code as well as avoidance of the slopes in the northeast corner of the site. This includes erosion control Best Management Practices. The project will also conform to the Stormwater Pollution Prevention Program. Refer to Preliminary Development Plan for information regarding stormwater control.

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 complete? If any, generally describe and give approximate quantities if known.

Construction equipment and vehicles will generate dust and particulate emissions during the construction period. Customer, delivery vehicles, mail delivery; solid waste and recycling vehicles will generate particulate emissions in the long-term. Other emission sources include typical commercial emissions from heating, ventilation and air conditioning units, as well as small power tools including, but not limited to, small gas-powered equipment used for landscape maintenance, such as lawn mowers, blowers, trimmers, etc. The quantities of those emissions are unknown.
b. Are there any off-site sources of emissions of odor that may affect your proposal? If so, generally describe.

No offsite sources of emissions or odors exist that would adversely affect the proposed development.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

If necessary, water will be utilized for dust control as needed during construction of on- and off-site improvements as well as the implementation of all local, state and federal regulations. Emissions control measures for vehicles and equipment are regulated under the Washington State Department of Ecology (DOE) and U.S. Environmental Protection Agency (EPA). It is anticipated that all vehicles and equipment will follow these regulations. The construction of the buildings will comply with standards of the Environmental Protection Agency and all other applicable local, state and federal standards.

3. WATER
a. Surface
1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

A drainageway occurs to the east of the property. Refer to the Wetland predetermination issued by Clark County.

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.

Work will occur outside of the drainageway adjacent to the east property line.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type and anticipated volume of discharge.

No.

b. Ground:
1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
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.

None.

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.

Sources of runoff include, sidewalks, roads, roofs, and other impervious and pervious surfaces. Post-development runoff from roads, parking, and access corridors will be treated using bioretention cells (Biopods) prior to being routed to the detention pond. All runoff from the site will be routed to a detention pond. The detention pond will be sized to meet historic release rates based on pre-existing forested state. Discharge from the detention pond will be to an existing stormwater system that discharges directly to Salmon Creek. For calculations and information regarding the drainage facilities, refer to the Preliminary Stormwater Report and Preliminary Development Plan.

2. Could waste materials enter ground or surface waters: if so, generally describe.

No.

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

This proposal will meet or exceed the Clark County water quality and quantity standards provided for by the Clark County Stormwater Ordinance.

4. PLANTS
a. Check or circle types of vegetation found on site:
   deciduous tree: alder, maple, aspen, vine maple, English oak
   Ever green tree: (tn) cedar, pine, Oregon White Oak
   Shrub: ____________________________
   Grass: ____________________________
   Pasture: __________________________
   Crop or grain: _____________________
   Wet soil plants: cattail, buttercup, bulrush, skunk, cabbage
   Water plants: water lily, celgrass, milfoil
   Other types of vegetation: (Himalayan Blackberry) Indian Plum, Ivy, Holly, Hazelnut, Oregon Grape, Cherry, Sword Fern, Elderberry.

b. What kind and amount of vegetation will be removed or altered?

All vegetation will be removed from areas depicted for the future buildings, parking lots, drive isle and stormwater facilities, utilities and other improvements as shown on the Preliminary Site Plan.

c. List threatened, or endangered species known to be on or near the site.
There is one Oregon White Oak tree identified along the east property line. This tree will remain.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Refer to the preliminary landscape plan for the on-site landscaping details.

5. ANIMALS
a. Circle any birds and 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, canadian geese
   mammals: deer, bear, elk, beaver, rodents
   fish: bass, salmon, trout, herring, shellfish

b. List any threatened or endangered species known to be on or near the site.

   None to the Applicant’s knowledge.

c. Is the site part of a migration route? If so, explain.

   The site is located within what is commonly referred to as the Pacific Flyway. This Flyway is the general migratory route for various species of ducks, geese, and other migratory waterfowl. The Flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains. Neotropical birds, such as Robins, may also seasonally utilize or be near the site.

d. Proposed measures to preserve or enhance wildlife, if any.

   Landscaping, which includes trees, shrubs and groundcovers, will be installed that will provide some habitat for wildlife in the developed areas. Please refer to the preliminary landscape plan included in this application for more information.

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.

   Typical commercial uses of electricity and/or natural gas will be required for the completed project.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

   No.

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:

   All construction on the site will be designed to comply with the Washington State energy code and the adopted version of the International Building Code.

7. ENVIRONMENTAL HEALTH
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, of hazardous waste, that could occur as a result of the proposal? If so, describe.

No.

1. Describe special emergency services that might be required.

Police and fire/emergency may be needed because of the type of the development. No special emergency services will be required.

2. Proposed measures to reduce or control environmental health hazards, if any:

The Applicant will comply with applicable local, state and federal regulations during construction and operation of the project. All construction will be inspected according to industry requirements and standards.

b. Noise
1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic noises from adjacent businesses and roadways exist as well as noise from Interstate 5 and Interstate 205 but it should not affect the proposed 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 (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Development of the site will create short-term construction noise. Customers, deliveries and mail delivery, solid waste and recycling vehicles will create some noise in the long-term. Other noise sources such as typical commercial noises from heating, ventilation and air conditioning units as well as small power tools including, but not limited to, gas-powered equipment, such as lawn mowers, blowers, trimmers, etc. used for site maintenance

3. Proposed measures to reduce or control noise impacts, if any:

Construction activities will not occur after 10 p.m. or before 7 a.m.

8. LAND AND SHORELINE USE
a. What is the current use of the site and adjacent properties?

The site is currently vacant.
Adjacent property uses are as follows:
North – (across NE 134th Street) single family residence on GC zoned property; east is R-18 zoned property with existing apartment complex; west – zoned GC with existing medical offices, hotel and daycare building; south – (across NE 129th Street) zoned GC zoned property with an existing building for a mental health provider.

b. Has the site been used for agriculture? If so, describe.

Unknown.

c. Describe any structures on the site,
The site is currently vacant.

d. Will any structures be demolished? If so what?

Not applicable.

e. What is the current zoning classification of the site?

General Commercial (GC).

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation of the site is C.

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 an "environmentally sensitive" area? If so, specify.

There is one Oregon White Oak tree identified along the east property line.

i. Approximately how many people would reside or work in the completed project?

Approximately 100 people could work in the completed project.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

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

The proposed use is consistent with the comprehensive plan and existing zoning.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Approximately 268 units would be provided. 100 units in the assisted living building, 142 units in the independent building and 26 senior cottage still units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

10. AESTHETICS
a. What is the tallest height of any proposed structure (s), not including antennas; what is the principal exterior building material (s) proposed?

The height of the proposed commercial structures will meet Clark County code requirements. The 3-story assisted living building will be 45 feet tall and the 4-story independent living building will be 55 feet tall.

b. What views in the immediate vicinity would be altered or obstructed?

Views across the site will be altered with full build out of the project.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Landscaping and architectural elements.

11. LIGHT AND GLARE
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

 Typical commercial / residential lighting may occur during the night time hours.

b. Could light or glare from the finished project be a safety hazard that will interfere with views?

The installation of illuminated materials will be done in such a way to minimize dispersion off-site and to not constitute a safety hazard.

c. What existing off-site sources of light of glare may affect your proposal?

There are some amounts of light levels generated off-site, but they are unlikely to affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

Light poles will be installed and shielded to minimize dispersion and control any potential offsite impacts. Intensity of lighting will be kept to a minimum, to assure safety on the site and to meet all applicable code sections.

12. RECREATION
a. What designated and informal recreational opportunities are in the immediate vicinity?

Vista Meadows Neighborhood Park and the WSU campus is located approximately 1 mile north of the project site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project of applicant, if any:

A playground and dog park is proposed on-site.

13. Historic and Cultural Preservation
a. Are there any places or objects listed on, or proposed for, national, state, or local preservation register known to be on or next to the site? If so, generally describe.

Not to the Applicant’s knowledge.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

An archaeological report was completed by Archaeological Services, LLC. Nothing was found during the site exploration and therefore, no further archaeological work is recommended.

c. Proposed measures to reduce or control impacts, if any.

In the event any archaeological or historic materials are encountered during project activity, work in the immediate area must stop and the following actions taken:

1. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
2. Take reasonable steps to ensure the confidentiality of the discovery site; and,
3. Take reasonable steps to restrict access to the site of discovery.

If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If remains are determined to be Native, consultation with the effected Tribes will take place to mitigate the final disposition of said remains.

14. TRANSPORTATION
a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

Full vehicular access will be provided on NE Rockwell Drive, NE 129th Street and a right-in, right-out, left-in at the NE 139th Street access.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The nearest public transit stop is approximately 1 mile to the northwest located at Legacy Salmon Creek Medical Center. C-Tran Route #19.

c. How many parking spaces would the complete project have? How many would the project eliminate?

The completed project will provide 162 parking spaces. No parking stalls will be eliminated with construction of the proposed project.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Frontage improvements will be provided along NE 27th Avenue, Rockwell Drive and NE 129th Avenue.

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

No.
f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

A trip generation letter prepared by Kittleson in March 2019 indicates the site will generate 674 daily trips.

g. Proposed measures to reduce or control transportation impacts, if any:

Pay appropriate traffic impact fees.

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.

Yes, there could be a potential need for additional fire/emergency and police protection with this site development.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Provide urban utilities, pay taxes, system development charges and impact fees.

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

<table>
<thead>
<tr>
<th>Electricity – Clark Public Utilities</th>
<th>Water – Clark Public Utilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sewer – Clark Regional Waste Water</td>
<td>Refuse Service – Waste Connections</td>
</tr>
<tr>
<td>Natural Gas – Northwest Natural</td>
<td>Telephone – CenturyLink</td>
</tr>
</tbody>
</table>

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: [Signature]

Date Submitted: 3-19-19