Purpose of 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 the City of Black Diamond identify impacts from a proposal (and to reduce or avoid impacts from the proposal, if it can be done), and to help the City decide whether an EIS is required.

A. BACKGROUND

1. Name of proposed project, if applicable:

Ten Trails West Trail Corridor Clearing and Grading

2. Name of proponent:

CCD Black Diamond Partners LLC

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

Proponent: CCD Black Diamond Partners LLC
Oakpointe
3025 112th Ave NE, Suite 100
Bellevue, WA 98004
(425) 898-2100

Contact Person: Colin Lund, Director of Development
Oakpointe
3025 112th Ave NE, Suite 100
Bellevue, WA 98004
(425) 898-2100

4. Date checklist prepared:

February 19, 2020

5. Agency requesting checklist:

City of Black Diamond

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

The proponent will begin construction only after receiving all necessary approvals and permits.

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

This proposal is part of The Villages Master Planned Development ("MPD"), for which there will be future development over 15 years or more. The Applicant has provided a trail easement to King County over the area covered by this SEPA checklist. King County is ultimately responsible for the final build-out of the trail, which will occur at a later date. This phase of the project proposes to construct a 36-ft wide trail bench per an agreement with King County. Stormwater facilities have been sized assuming that a 26-ft wide impervious surface section may ultimately be constructed within the trail bench corridor. Landscaping will occur in the future under separate permit.

8. Environmental information that has been prepared, or will be prepared, directly related to this proposal.

The Villages Master Planned Development Draft EIS, September 1, 2009 (the "DEIS") and The Villages Master Planned Development Final EIS, December 2009 (the "FEIS") describe probable environmental impacts for the Villages MPD of which this plat is a part. Supplemental to the DEIS and FEIS. In addition, the following information is submitted in support of this work:

A. Sensitive Area Study Buffer Averaging Plan and Wildlife Analysis for Ten Trails – Phase 2 Plat A by Wetland Resources, Inc., dated May 15, 2019;
B. Geotechnical Report Ten Trails – Phase 2A, Black Diamond, Washington by Golder Associates, dated December 1, 2017;
C. Significant Tree Count Report – Preliminary Plat 2A by American Forest Management, December 15, 2017
D. Ten Trails Phase 2 Plat A – Schedule W Clearing, Grading & TESC Plans West Trail Corridor by David Evans and Associates, Inc., dated January 29, 2020
E. The Villages MPD Phase 2 Preliminary Plat A Short-Term Construction Noise Mitigation Plan, dated, May 23, 2019;
F. The Villages Master Planned Development West Trail Corridor 2A Drainage Report by David Evans and Associates, Inc., dated January 29, 2020;

The above documents are hereby incorporated by reference into this Checklist.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by this proposal.

Yes, provisions for the future of installation of King County facilities will be provided within the 100-ft wide trail corridor.

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

The following approvals/permits will likely be needed for this proposal:

- SEPA Threshold Determination ..... The City of Black Diamond
- Clearing and Grading Permits..... The City of Black Diamond
- Engineering and Utility Permits ..... The City of Black Diamond
- Landscape Plans ..... The City of Black Diamond
- Stormwater Pollution Prevention Plan ..... The City of Black Diamond
- Tree Cutting Permit ..... The City of Black Diamond
- NPDES Permit..... State Dept. of Ecology
- Forest Practice Permit ..... State Dept. of Natural Resources
- South Trail Corridor Alignment Approval. .... King County Parks

11. Description of the proposal including the proposed uses and the size of the project and site.

The Applicant proposes to clear and grade an approximately 3.09 acre site and blend grading with adjacent Phase 2 Plat A grading to the east. Grading will occur over approximately 1,500 lineal feet within the 100-ft wide trail corridor on the western portion of the Ten Trails MPD. Storm drainage improvements will also be extended into the corridor, which are proposed to infiltrate or be dispersed.

The Applicant proposes to construct a thirty-six foot (36-ft) wide bench in the project area. Refer to Section A.7 for a more detailed construction explanation. Grading quantities are anticipated to be 3,732 cubic yards of cut and 5,882 cubic yards of fill (Net = 2,150 cubic yards).

12. **Location of the proposal. Provide 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 available.**

The project area includes the west 100 feet along the entire western boundary of the Phase 2 Plat A Preliminary Plat.

The site is located within a western portion of Section 15, Township 21 North, Range 6 East, within the City limits of Black Diamond, Washington. The project is situated on approximately 3.09 acres on a portion of King County Tax Parcel 152106-9116.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. **General description of the site (circle one):** flat and rolling, **hilly**, steep slopes, mountainous.

The site is hilly.

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

The existing slopes on the site are approximately 7% - 9%.

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.**

Based on the USDA Natural Resource Conservation Service Soil Survey 2009, the site is primarily Everett Gravelly Sandy Loam 5 - 15% slopes.

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.**

Grading is proposed in order to construct a corridor for a potential future regional trail. Refer to Section A.7 for a more detailed trail corridor construction explanation. Along with construction of a trail corridor bench and supporting stormwater infrastructure, this project also proposes to underground a conveyance pipe in the event that an overflow route is required for the adjacent Horseshoe Lake. The grading proposed is generally fill with limited areas of cut (removal). Overall the net fill quantity is estimated to be 2,150 cubic yards (3,732 cubic yards cut and 5,882 cubic yards fill). The fill material is from on-site material generated from other grading activities.

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

Limited erosion could occur as a result of the initial construction on-site; however, temporary erosion and sedimentation control (TESC) measures will be utilized during the construction phase to minimize potential erosion impacts. Temporary erosion and sedimentation control plans must be submitted to and approved by the City of Black Diamond prior to any clearing or grading activity.

Typical construction-related erosion impacts include silt entering wetlands, creeks, or other water bodies. Use-related erosion impacts are unlikely since the site will be stabilized from an erosion control standpoint, and all stormwater will be directed to stormwater facilities. Clearing, construction, and use will also comply with the erosion mitigation measures set forth in The Villages MPD Permit Approval and The Villages MPD Development Agreement dated December 12, 2011.

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

Of the proposed thirty-six foot wide bench, twenty-six foot of the trail component is proposed to be new impervious surfaces. Refer to Section A.7 for a more detailed trail corridor construction explanation. Therefore, 26% of the 100-ft wide trail corridor will be new impervious surfaces.

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

The site will be stabilized consistent with an approved temporary erosion and sedimentation control (TESC) plan meeting the 2005 DOE Stormwater Management Manual for Western Washington and City of Black Diamond requirements, The Villages MPD Permit Approval and The Villages MPD Development Agreement dated December 12, 2011. The TESC plan will be submitted and will be reviewed/approved as part of the grading plan set. Construction stormwater will be managed per the Temporary Erosion and Sedimentation Control Plan prior to being discharged.

The TESC will include the use of best management practices (BMPs), which could include all or a combination of the following:

Stabilization BMPs may include:

- Seeding disturbed ground
- Mulching the ground with straw or wood chips
- Jute matting slopes
- Plastic covering stockpiled soil
- Silt fencing around buffer zones to sensitive areas
- Preserving natural vegetation
- Chemical treatment (such as, but not limited to, Polyacrylamide, Chitosan, etc.)

Structural BMPs may include:

- Build ditches to divert runoff from exposed soils and slopes
- Installing silt fencing around disturbed areas
- Channeling runoff through temporary pipes and drainage swales to minimize runoff concentration from exposed areas
- Rock check dams and rock lined channels to reduce runoff velocity
- Straw bale barriers
- Grade terracing for cut slopes over 15 feet
- Sediment traps for exposed areas less than three acres
- Sediment ponds for exposed areas greater than three acres
- Level spreader or dispersal trench systems
- Rock outlet protection
- Installation of rock pad construction entrances

- Installation of truck wheel wash pads
- Inspection of facilities at regular intervals

In addition to the approved TESC plan, the contractor will be monitored by the Washington State Department of Ecology under the National Pollutant Discharge Elimination System Permit (NPDES) Stormwater Construction General Permit.

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.

During project construction, heavy equipment operation and workers' vehicles will generate exhaust emissions. Additionally, dust particulates generated primarily by construction equipment and construction activities will be produced during the construction phase of this project. The amount of emissions to the air will be minimal and will occur during the actual construction of the development.

Long-term air impacts are not expected to occur during use of the trail. Trail use will be limited to pedestrian traffic, animals, and non-motorized vehicles.

Reference pages 4-87 through 4-89 of the FEIS for specific details and quantities of emissions during construction and upon project completion.

b. Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe.

There are no known off-site sources of emissions or odors that are likely to impact this project.

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

To minimize the potential adverse impacts from emissions resulting from construction activities, Best Management Practices (BMPs) will be implemented to ensure that minimal amounts of dust and exhaust fumes leave the site. BMP measures may include street cleaning/sweeping, wheel washing, and watering of the site as necessary to help control dust and other particulates; and minimizing vehicle and equipment idling to reduce exhaust emissions at the site. Reference page 4-89 of the FEIS for specific mitigation measures.

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.

Yes. The Sensitive Area Study (SAS) that was submitted with the Phase 2 Plat A preliminary plat included the area of this West trail Corridor. That study identified Wetland D1 in the central portion of the corridor, Wetland T at the northern terminus, and Wetland D2 off-site of the southern terminus of this trail corridor construction.

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 within 200' of Wetlands D1 (Category III) and T (Category III), but will remain outside of the established 60' buffer. Work will occur within 200' of Wetland D2 (Category III), but will remain outside of the established 110' buffer. Along with construction of a trail corridor bench and supporting stormwater infrastructure, this project also proposes to underground an HDPE conveyance pipe in the event that an overflow route is required for the adjacent Horseshoe Lake. For installation of the HDPE pipe, a portion of the pipe will need to be directionally drilled under a category III wetland (wetland D1), in order to avoid all wetland and associated buffer impacts.

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.**

No fill or dredge material will be placed in or removed from wetlands.

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

No. The site is served by a domestic water supply.

5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. 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 of waste and anticipated volume of discharge.**

No waste material will be discharged into the ground. Some stormwater from this trail corridor is proposed to be infiltrated to groundwater. Surface water runoff will be handled in accordance with the 2005 DOE Stormwater Manual for Western Washington, the Villages MPD Permit Approval and The Villages MPD Development Agreement dated December 12, 2011

In addition to the stormwater collection dispersal and infiltration systems proposed within the west trail corridor, the project will also include restrictions within the Homeowners' Association CC&Rs that restrict roofing materials and the application of roof treatment and fertilizer chemicals per Condition of Approval No. 68 of The Villages MPD Permit Approval.

b. **Ground:**

1) **Will groundwater be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Stormwater is proposed to be discharged to groundwater. Reference the memo by David Evans and Associates, Inc. dated January 29, 2020 for a description of stormwater facilities. All stormwater on the site is proposed to be handled in accordance with the 2005 DOE Stormwater Manual for Western Washington, the Villages MPD Permit Approval and The Villages MPD Development Agreement dated December 12, 2011, prior to discharge or infiltration from the approved stormwater system.

2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals ..; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No waste materials are proposed to be discharged in the groundwater system. All stormwater will be treated per 2005 DOE Stormwater Manual standards, the Villages MPD Permit Approval, and The Villages MPD Development Agreement dated December 12, 2011 prior to being infiltrated into groundwater.

c. **Water Run-off (including stormwater):**

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

All runoff on-site currently follows natural drainage patterns towards on and off-site wetlands. In the proposed condition, these drainage patterns will be maintained where possible with runoff being dispersed to address flow control and erosion controls, per BMP recommendations of the DOE stormwater manual. A portion of the site will utilize infiltration to prevent runoff from affecting offsite properties. Methods of collection and disposal will comply with the 2005 DOE Stormwater Manual, the Villages MPD Permit Approval and The Villages MPD Development Agreement dated December 12, 2011. See attached plans and Memo by David Evans and Associates, Inc. dated January 29, 2020 for further details. Methods of collection and disposal will comply with the 2005 DOE Stormwater Manual, the Villages MPD Permit Approval and The Villages MPD Development Agreement dated December 12, 2011. See attached plans and Memo by David Evans and Associates, Inc. dated January 10, 2020 for further details.

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

All on-site drainage will include the use of treatment facilities in conformance with the Villages MPD Permit Approval, The Villages MPD Development Agreement dated December 12, 2011, the 2005 DOE Stormwater Management Manual for Western Washington and the City of Black Diamond standards prior to discharge to groundwater. This project does not propose any pollution generating surfaces. The site will not be subject to regular vehicular traffic. The site will be revegetated and stabilized post construction.

d. **Proposed measures to reduce or control surface, ground, and run-off water impacts, if any:**

This site shall be revegetated and stabilized to reduce erosion impacts. The proposed stormwater plan has been designed to mimic natural drainage patterns where feasible and to reduce impacts to offsite properties. The proposal will comply with the 2005 DOE Stormwater Management Manual for Western Washington, the Villages MPD Permit Approval and The Villages MPD Development Agreement dated December 12, 2011. Please see the Memo by David Evans and Associates, Inc. dated January 10, 2020.

4. **Plants**

a. **Check or circle types of vegetation found on the site:**

__X__ **Deciduous trees:** Alder, **maple**, aspen, other **bitter cherry, cascara**
__X__ **Evergreen trees:** **Fir**, **cedar**, **pine**, other **hemlock**
__X__ **Shrubs** _____
____ **Grass**
____ **Pasture**
____ **Crop or grain**
__X__ **Wet Soil Plants:** Cattail, buttercup, bulrush, skunk cabbage, other
____ **Water Plants:** Water Lily, eelgrass, milfoil, other
____ **Other types of vegetation**

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

Only the areas within the clearing limits will have all vegetation completely removed. Areas outside of the clearing limits will retain existing vegetation.

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

There are no known threatened or endangered species on or near the site.

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

The proposal will comply with the City of Black Diamond Tree Preservation Ordinance as set forth in Exhibit E of The Villages MPD Development Agreement dated December 12, 2011. Landscaping will occur in the future under separate permit. Landscaping will likely include groundcover, shrubs, and trees.

5. Animals

a. Check or circle any birds and animals which have been observed on or near the site, or are known to be on or near the site:

__X__ **Birds:** ***hawk***, heron, eagle, ***songbirds***, other:
__X__ **Mammals:** ***deer, bear, elk***, beaver, other:
__X__ **Fish:** bass, ***salmon***, trout, herring, shellfish,
__X__ **Other:** Reference the Wildlife and habitat section of the FEIS beginning on page 4-64.

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

No known threatened, endangered, or priority species are known to be on the site of the trail corridor. Rock Creek, which is over half a mile away, is known to contain a winter run of steelhead salmon. Reference the Fish, Wildlife and Habitat section beginning on Page 4-64 of the FEIS for additional details.

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

The west trail corridor is not part of a migration route. Elk are known to occur in the area.

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

Per Condition of Approval No. 124 of the Villages MPD Permit Approval, mast-producing vegetation will be incorporated into the design of landscape plans when adjacent to wetlands or sensitive areas. Construction level landscape plans will be reviewed by the Designated Official and the City's Director of Natural Resources and Parks to assure compliance with this requirement.

Landscaping will occur in the future under separate permit and will likely include groundcover, shrubs, and trees.

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.**

   Liquid fuels will be used to power construction equipment to complete the project. The completed trail construction as proposed will not require any energy.

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

   No. The trail corridor will not impact potential solar use.

   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:**

   Limiting idling construction equipment will reduce the amount of fuel used during construction. The completed trail corridor will not use energy, therefore no impacts occur and no mitigation is necessary.

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.**

   Although it is unlikely that environmental health hazards would be encountered under normal working conditions, construction equipment could potentially pose a threat to environmental health via leaky equipment, spills during refueling, and leaky containers stored on-site for construction equipment maintenance. All project related construction will meet all current local, county, state and federal regulations.

   Use of the completed project will likely not encounter environmental health hazards.

   1) **Describe special emergency services that might be required.**

   None anticipated.

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

   State regulations regarding safety and the handling of hazardous materials will be enforced during the construction process. Equipment refueling areas will be located in areas where a spill could be quickly contained, and where the risk of the hazardous material entering surface water is minimized.

   In order to reduce the risk of environmental health hazards during construction, the selected contractor would submit an environmental plan with future permits. The environmental plan would include the handling of petroleum products and an emergency response procedure for any soil contaminated by a spill. The plan should include the use of fueling pads or berms located in areas where a spill could be

quickly contained and where the risk of hazardous materials entering surface water is minimized, procedures to follow in case of spills, a maintenance plan to minimize leaky equipment, specify a staging area for vehicle maintenance, solid waste handling and disposal Best Management Practices (BMPs), and BMPs for any chemicals to be used or stored onsite during construction. State regulations regarding safety and the handling of hazardous materials will be followed during the construction process.

b. Noise

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

In the immediate vicinity of the proposed trail corridor is a low-density rural residential neighborhood with minimal off-site noise affecting the subject property.

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.

Reference the FEIS for a detailed discussion of noise impacts. Short-term impacts may result from the use of construction equipment during clearing and grading.

Construction activities on the site would temporarily increase the peak on-site noise levels. Short-term noise impacts may result from the additional construction activities associated with the construction of the trail corridor.

Long-term noise impacts may result from additional pedestrian activity and similar noises generated by the completed project. Such impacts could result in an increase in ambient noise levels, from rural to urban noise levels, in the area surrounding the project.

Consistent with Section 13.7 of The Villages MPD Development Agreement, dated December 12, 2011, a short-term construction noise reduction plan has been provided that identifies BMPs and measures that will be taken for this proposal to reduce short-term noise impacts on adjacent properties. Additionally, the Master Developer met with the adjacent neighbors on May 16, 2018, as required by Section 13.7, and has considered the concerns regarding the location of the trail. The proponent will also comply with the noise standards set forth in Section 13.7 of The Villages MPD Development Agreement dated December 12, 2011, as well as Conditions of Approval Nos. 36 – 42 of the Villages MPD Permit Approval, including the MPD Noise Control Hotline which has been established and can be reached at (425) 898-2107.

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

Construction activity will be limited to hours and days as specified by The Villages MPD Development Agreement dated December 12, 2011. These regulations, and the included short-term construction noise reduction plan will help to mitigate the potential impacts of construction noise. The Noise Review Committee, as required by Condition of Approval No. 45 of The Villages MPD Permit Approval, has been established and will meet pursuant to the terms of the condition. The applicant met with the neighbors adjoining the proposed trail corridor on May 16, 2018. In addition, a noise hotline has been established (B(7)(b)(2) above) and construction methods will comply with the Conditions of Approval Nos. 36 - 42 in the Villages MPD Permit Approval. See also response to b(2) above.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The west trail corridor is to the west of the approved Phase 2 Plat A preliminary plat where previously permitted construction has already occurred and is ongoing. A small neighborhood of single family residential dwellings exist to the west of the site. The north, south, and east boundaries are part of The Villages MPD.

North: MPD Phase 1A
South: Undeveloped property (Palmer 160)
East: MPD (Phase 2A)
West: RA-5 (unincorporated King County)

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

No.

c. Describe any structures on the site.

There are no structures on the site.

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

No.

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

The site is zoned Master Planned Development (MPD).

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

The site is designated Low Density Residential on the Future Land Use Map. It is all subject to a Master Planned Development Overlay.

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.

No.

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

No people will work or reside in the completed trail corridor.

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

None.

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

There is no displacement, therefore no mitigation is necessary.

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

This 100-ft trail corridor will be developed in accordance with The Villages MPD Permit Approval issued by the Black Diamond City Council and The Villages MPD Development Agreement dated December 12, 2011. In both The Villages MPD Permit Approval and The Villages MPD Development Agreement, the Villages MPD was deemed consistent with the City's development regulations, which have been adopted as GMA development regulations to implement the goals and policies of the City's adopted Comprehensive Plan.

9. Housing

a. **Approximately how many units would be provided, if any? Indicate whether 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 will be eliminated.

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

There are no impacts to housing, therefore no mitigation is necessary.

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?**

No structures are proposed as part of the grading of the trail corridor.

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

Views of the site from adjoining properties would be altered with the removal of existing vegetation and construction of a 36-ftwide trail bench corridor. No views would be obstructed.

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

The proposal will comply with the requirements of the Villages MPD Permit Approval, The Villages MPD Development Agreement dated December 12, 2011, and the City's MPD Framework Design Guidelines as set forth in Exhibit E of The Villages MPD Development Agreement.

11. Light and Glare

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

No light is proposed as part of this proposal. Reference page 3-67 of the FEIS for a detailed analysis.

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

No.

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

None.

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

The project will comply with the City of Black Diamond's Lighting/Dark Sky Ordinance (BDMC Chapter 18.70) as set forth in Exhibit E of The Villages MPD Development Agreement dated December 12, 2011 to reduce light and glare impacts.

12. Recreation

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

There are several community parks in the vicinity of this site, including the Eagle Creek Community Park, Lake Sawyer Regional Park (undeveloped) and Ginder Creek Park (undeveloped). See description beginning on page 3-72 of the FEIS for additional detail.

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

No authorized recreational uses will be displaced; the site is currently part of an active construction zone.

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

The proposal will provide a 36-ft trail bench corridor within the 100' west trail easement. Refer to Section A.7 for a more detailed trail corridor construction explanation.

13. Historic and Cultural Preservation

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

There are no significant historic or cultural resources on the site. Reference pages 3-70 and 3-71 of the FEIS.

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

None known. Reference pages 3-70 and 3-71 of the FEIS for additional discussion.

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

The project will comply with all applicable local, state and federal laws.

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.**

The site has access to SR 169 via Roberts Drive. The primary access to the site is from Roberts Drive.

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

The nearest Metro Transit Route is 143/907 that runs on SR 169 and stops at the intersection with Baker Street. This bus stop is over one mile away from the project by walking distance.

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

No parking is eliminated, and parking is provided with the adjacent Phase 2A.

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).**

No.

e. **Will the project use (or occur in the immediate vicinity of) water, rail, or 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.**

The completed project is not expected to generate vehicular traffic.

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

During construction, workers and trucks with materials will travel to and from the site. Workers will arrive early in the morning, likely before the AM peak hour. Flaggers may be used to help general traffic avoid conflicts with large trucks delivering material to the site.

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.**

The completed project will not result in an increase in public service needs. See more information related to the public service analysis contained in the FEIS beginning on page 3-72.

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

The completed project will not impact public services, therefore no mitigation is necessary.

16. Utilities

a. Indicate utilities currently available at the site:

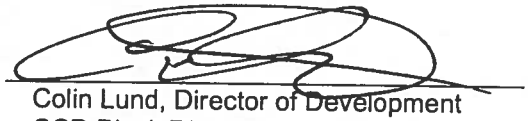
There are currently no public utilities in the area of the trail. A portion of the Horseshoe Lake Floodwater Conveyance Pipeline and the storm drainage conveyance pipe will be installed. There are water, sewer, and telephone services adjacent to the site that will be extended near the trail corridor through construction of improvements within The Villages MPD Phase 2 Plat A Preliminary Plat.

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.

The project stormwater facilities have been sized assuming that a 26-ft wide impervious surface section may ultimately be constructed within the trail bench corridor by King County under separate permit at a later date.

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: 

Colin Lund, Director of Development
CCD Black Diamond Partners LLC

Date Prepared: February 19, 2020