

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:

The Villages Offsite Water Main Extension Utility Permit Plans

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
c/o Oakpointe LLC
10220 NE Points Drive, Suite 310
Kirkland, WA 98033
(425) 898-2100

Contact Person: Colin Lund, Director of Development
Oakpointe LLC
10220 NE Points Drive, Suite 310
Kirkland, WA 98033
(425) 898-2100

4. Date checklist prepared:

March 30, 2016

5. Agency requesting checklist:

City of Black Diamond

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

The Proponent will begin construction shortly 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.

In addition to this waterline work, future construction on Roberts Drive west of Lake Sawyer Rd SE will occur. It also includes construction of waterline under roadways in the The Villages, including Villages Parkway SE and Willows Avenue SE. This future expansion or future roadway construction will occur under separate permitting including separate SEPA review, as necessary. Expansion and/or new construction may be done in phases.

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

In addition to this SEPA checklist, the following technical studies have been prepared addressing other aspects of this proposal:

- The Villages Master Planned Development Final Environmental Impact Statement (FEIS), dated December 2009, contemplated new water lines in Roberts Drive.

The FEIS is 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.

None.

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

The approvals/permits that will likely be needed for this proposal include, but are not limited to:

- Utility Permit The City of Black Diamond
- SEPA Threshold Determination The City of Black Diamond
- Stormwater Pollution Prevention Plan..... The City of Black Diamond
- Right-of-way use permit The City of Black Diamond
- NPDES General Construction Permit State Dept. of Ecology
- Hydraulic Project Approval..... State Dept. of Fish & Wildlife

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

The Proponent proposes to construct water mains for the 750 and 850 pressure zones. The twelve inch (12") mains will tie in to existing water main locations to provide water services and redundancy to approved preliminary plats within The Villages MPD, as well as other potential future connections in the City of Black Diamond. A connection point for the 850 zone will be made in SR-169 at the intersection of Roberts Drive and extend in a westerly direction to the future location of Villages Parkway SE. The 750 zone will be upgraded in Roberts Drive between Morgan Drive and approximately the King County Library. A new section of the 750 zone will be extended in a westerly direction from approximately Bruckner's Way to the western City limits. The water mains will be constructed within the bridge deck where they cross Rock Creek. Short portions of the main will be constructed in the future location of Villages Parkway SE and Willow Avenue SE. In total, about 6,300 lineal feet of 750 zone waterline and about 9,000 lineal feet of 850 zone waterline will be added to the existing City of Black Diamond water system along Roberts Drive, pursuant to The Villages MPD Development Agreement Section 7.2 Water System Standards.

The Proponent has worked closely with City engineers on the design of the water mains where they cross Rock Creek Bridge. By proposing to utilize stainless steel pipes to cross the bridge and by backfilling with controlled density fill ("CDF"), the Proponent has achieved a design that allows the construction work to remain inside the Roberts Drive right-of-way—thereby reducing impacts to the surrounding environment—while maintaining the same load on the bridge—thereby negating any additional impacts to the bridge itself.

- 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 site is located partially within the south half of Section 11, with the majority of work occurring within the north half of Sections 14 and 15, Township 21 North, Range 6 East, all within the City limits of Black Diamond, Washington. Work generally occurs within the existing right-of-way for Roberts Drive, and within future rights-of-way for future roadways Villages Parkway SE and Willows Avenue SE.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

Generally slopes within the areas for the water main are less than 15% grade. Some roadside ditches will be encountered during construction.

- b. **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, the site contains the following soil types:

- Everett gravelly sandy loam (Ev)
- Alderwood gravelly sandy loam (Ag)
- Beausite gravelly sandy loam (Be)
- Bellingham silt loam (Bh)

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

There are no known unstable soils. A majority of the site is already improved right-of-way (Roberts Drive).

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

Grading that occurs as part of the waterline construction will generally be for trenching and then covering the pipes that are installed. Soil that is unsuitable for re-use as fill in the trench will likely be replaced with fill from a nearby source (to be determined) necessary to meet Black Diamond standards. It is unknown at this time how much export or import may occur.

As noted above, the Proponent has proposed to use CDF to backfill on Rock Creek Bridge to distribute weight and maintain the overall load on the bridge.

- 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 proposed construction on-site; however, proposed temporary erosion and sedimentation control (TESC) facilities and SWPPP measures will be utilized during the construction phase to minimize potential erosion impacts. Temporary erosion and sedimentation control plans are being submitted with the plans for this proposed action.

Use-related erosion impacts are unlikely since the site will be restored and stabilized from an erosion control standpoint.

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

No new impervious surfaces are proposed as part of this action. Where construction is located within existing paved right-of-way, asphalt and/or concrete surfaces will be removed and then repaired to City of Black Diamond standards.

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

A majority of the work occurs within the improved right-of-way of Roberts Drive, which will be restored to pre-construction conditions once work is complete. Where existing erosion control facilities are not accessible, the site will be stabilized consistent with an approved temporary erosion and sedimentation control (TESC) plan meeting. The TESC plan is being submitted as part of this proposal.

The TESC will include the use and maintenance 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
- Silt fencing around buffer zones to sensitive areas

Structural BMPs may include:

- Build ditches to divert runoff from exposed soils and slopes
- Installing silt fencing or straw wattles 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
- Sediment traps and/or ponds
- Rock outlet protection
- 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.

The NPDES is an Environmental Protection Administration mandate that is administered locally by the Washington Department of Ecology (DOE). The purpose of this permitting program is to prohibit non-stormwater discharges into storm sewers, reduce discharge of stormwater-borne pollutants to the maximum extent practical, and to establish a permitting system for stormwater discharges. As part of the NPDES permit requirements, the contractor is required to keep a copy of the Storm Water Pollution Prevention Program (SWPPP) on-site for reference. The SWPPP includes objectives to implement BMPs to minimize erosion and sediments from rainfall runoff at construction sites and to identify, reduce, eliminate, or prevent the pollution of

stormwater, prevent violations of surface water quality, ground water quality, or sediment management standards, and prevent adverse water quality impacts during construction by controlling peak rates and volumes of stormwater runoff at the permittee's outfall and discharge locations.

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. Construction activity on the site could also stir up exposed soils and generate dust and particulate matter into the local air. The amount of emissions to the air will be minimal and will occur during the actual construction of the development.

The completed project, buried water mains, will not generate any emissions into the air.

- 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 construction 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.

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 project will cross Rock Creek within the improved Roberts Drive roadway where an existing bridge span already exists. The water mains will be located within the bridge deck. Rock Creek is a fish bearing stream, is within the City's core stream and wetland complex, and flows into Lake Sawyer. The project also crosses Ginder Creek, a fish bearing stream, where it flows through a 54' culvert underneath Roberts Drive and then through downstream wetland complexes.

See the project plans for details on the location of Ginder Creek, Rock Creek, nearby wetlands, and work occurring near these features.

- 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.**

The proposal will require work in the vicinity of the above described waters. The water mains will cross over Rock Creek in one location over existing bridge spans, and under Ginder Creek where it is located in a culvert. No new stream crossings are proposed.

- 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 surface waters or wetlands.

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

No surface water withdrawal will occur.

- 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, the proposal is not within a 100-year floodplain.

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

The completed project will not result in any discharge of waste materials to surface waters. During construction, surface waters will be handled through erosion and sedimentation control facilities that are proposed as part of this work.

b. Ground:

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

No water will be withdrawn from ground water or discharged into ground water.

- 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 ground from septic tanks.

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.**

No new impervious surfaces are proposed as part of this work, and once work is complete, all surfaces will be left in conditions similar to pre-construction conditions.

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

No new impervious surfaces are proposed as part of this work, and once work is complete, all surfaces will be left in conditions similar to pre-construction conditions.

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

During construction, stormwater will be captured by and routed to erosion control facilities as proposed with this action, before being discharged to surface or groundwater.

4. Plants

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

- Deciduous trees:** Alder, maple, aspen, other
 Evergreen trees: Fir, cedar, pine, other
 Shrubs
 Grass
 Pasture
 Crop or grain
 Wet Soil Plants: Cattail, buttercup, bulrush, skunk cabbage, other (see Sensitive Area Study by Wetland Resources, Inc., Attachment A)
 Water Plants: Water Lily, eelgrass, milfoil, other
 Other types of vegetation: Groundcover

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

A majority of the site is already improved right-of-way for Roberts Drive. Work that is done outside of paved areas would include removing grass, groundcover, and/or blackberries.

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

No threatened or endangered plant species are known to be 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:

Where vegetation is removed, restoration is proposed. Generally this will be done as a hydroseed grass mixture to provide soil stability.

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:

- Birds:** hawk, heron, eagle, songbirds, other:
 Mammals: deer, bear, elk, beaver, other:
 Fish: bass, salmon, trout, herring, shellfish, other:

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

A winter run of steelhead trout has been listed as threatened, and has been documented to occur within Rock Creek. Bald eagle, listed as a sensitive wildlife species in Washington State and a federal species of concern, are mapped to occur near the project site. A bald eagle nest is commonly known to be situated at the south end of Lake Sawyer, which is over 4,000 feet to the north of the area proposed for construction.

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

No, the Roberts Drive alignment is not within a migration route.

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

No intrusion or new crossing into critical habitat will occur as a result of this action.

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.**

Underground waterlines do not consume energy while in use.

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

No, the water mains will be buried under ground.

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:

N/A – no energy uses are proposed with this activity.

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.

1) Describe special emergency services that might be required.

None – special emergency services are not anticipated to be required.

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)?

The proposed water main construction and operation will occur within right-of-way where vehicles travel on a daily basis. Noise is unlikely to affect underground water mains.

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.

Noise related to construction of the water mains will occur during working hours governed by Section 12.8.13 of The Villages Development Agreement. Work shall be prohibited on Sundays and City holidays and outside the hours of 7:00 am through 7:00 pm, Monday through Friday and 9:00 am through 5:00 pm on Saturday, subject to emergency construction and repair needs as set forth in BDMC 8.12.040.

On a long term basis, noise will not be generated by the water mains.

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

Construction activity will be limited to hours and days as indicated above. These regulations are in place to reduce the potential impacts of construction noise. No long term noise impacts are expected from underground water mains.

8. Land and Shoreline Use

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

The majority of the area for the water mains is improved right-of-way, with short portions extending into The Villages MPD property. Surrounding land uses are:

- North: Community Commercial, Medium Density Residential (MDR8), Low Density Residential (R6), MPD
- South: MPD, Low Density Residential (R4 & R6), Medium Density Residential (MDR8), Public (PUB)

East: MPD
West: King County R-5

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

No. The site is currently improved public right-of-way.

c. Describe any structures on the site.

There are no structures in the vicinity where work will occur for the water mains.

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

No.

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

The water mains are primarily in improved public right-of-way which has no zoning designation. Short sections of the project extend into the Villages MPD property which is zoned MPD.

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

The water mains are primarily in improved public right-of-way which has no comprehensive plan designation. Portions of the project that extend into The Villages MPD are designated Mixed Use with 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.

As described in 3(a)(1) above, the following streams are in the vicinity of the site:

- Rock Creek;
- Ginder Creek.

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

N/A – No permanent structures are being created to provide residential or commercial uses. The result of the proposal is a series of water mains installed underground.

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

None.

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

None.

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

The water mains installed will be compliant with Section 8.9 of the City's Comprehensive Water Plan, and will support future proposed uses that are compliant with the City's zoning and comprehensive plan.

9. Housing

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

No new housing is being created.

- 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:**

No impacts to housing are expected.

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. The water mains will be installed underground.

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

N/A - none

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

No visual impacts are created as a result of the water mains being installed underground.

11. Light and Glare

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

No lighting is proposed, and no glare would be created.

- 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:**

No lighting is proposed, and no glare is being created, and no impacts are expected.

12. Recreation

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

There are several community parks in the vicinity of proposed water mains, including the Eagle Creek Community Park, Lake Sawyer Regional Park (undeveloped) and Ginder Creek Park (undeveloped).

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

No recreational uses exist that would be displaced.

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

No impacts to recreational uses are expected as a result of the underground water mains.

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.**

The corridor for the water mains passes by the historic Union Stump (HRI# 0814) which is listed on the State register, and the Black Diamond Cemetery (HRI #815) which is on the National Register.

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

The Union Stump got its name as the location where the striking miners formally created a union to protect their mining jobs in Black Diamond. The Black Diamond Cemetery holds the remains of many past miners that worked in the town. Both features are south of the water main construction area.

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

The project will comply with all applicable local, state and federal laws. No impacts are expected because the construction is not located immediately adjacent to these features.

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, Morgan Street, Roberts Drive and Lake Sawyer Way. No new vehicular access is proposed as part of the water main work.

- 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 along SR 169 with several stops.

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

The water mains will not generate any required parking spaces, and none will be eliminated.

- 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 new roads or streets are proposed and none are needed for the underground water mains. A majority of the work will occur within currently improved public right-of-way, and roadways will be restored once the work is complete.

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

No water, rail, or air transportation is used by, or in the vicinity of, the underground water mains.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

The only vehicles accessing the water main construction area are construction vehicles. Construction vehicles will access the site on an as needed basis and only during work hours as described above in 7(b)(2).

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

During construction, which is anticipated to take approximately three months, the Proponent will establish a traffic control plan to temporarily manage vehicle trips. At times, it may be appropriate to close portions of Roberts Drive to control traffic impacts due to construction. There should not be any long term traffic impacts associated with the construction of the water lines.

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 water main construction area is not anticipated to result in an increased need for public services.

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

No impacts are anticipated therefore no measures are proposed to reduce potential impacts to public services.

16. Utilities

- a. Indicate utilities currently available at the site:**

The proposed water mains are running within the improved right-of-way of Roberts Drive. Other water, sewer, and storm utilities occur within this right-of-way where the work will occur.

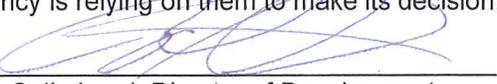
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

With the exception of the proposed water mains, no new utilities are proposed. Some existing services will be replaced and connected to the new appropriate water main.

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
Oakpointe LLC

Date Prepared: March 30, 2016

**City of Black Diamond Planning Division
The Villages Offsite Water Main Extension
Sensitive Area Identification Form Signature Page**

CCD Black Diamond Partners LLC, a Delaware limited liability company

By: Oakpointe LLC, its Manager

By:  _____

Brian Ross, Manager

Date: 5/5/2016

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- Hydraulic Project Approval..... State Dept. of Fish & Wildlife

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

The Proponent proposes to construct water mains for the 750 and 850 pressure zones. The twelve inch (12") mains will tie in to existing water main locations to provide water services and redundancy to approved preliminary plats within The Villages MPD, as well as other potential future connections in the City of Black Diamond. A connection point for the 850 zone will be made in SR-169 at the intersection of Roberts Drive and extend in a westerly direction to the future location of Villages Parkway SE. The 750 zone will be upgraded in Roberts Drive between Morgan Drive and approximately the King County Library. A new section of the 750 zone will be extended in a westerly direction from approximately Bruckner's Way to the western City limits. The water mains will be constructed within the bridge deck where they cross Rock Creek. Short portions of the main will be constructed in the future location of Villages Parkway SE and Willow Avenue SE. In total, about 6,300 lineal feet of 750 zone waterline and about 9,000 lineal feet of 850 zone waterline will be added to the existing City of Black Diamond water system along Roberts Drive, pursuant to The Villages MPD Development Agreement Section 7.2 Water System Standards.

The Proponent has worked closely with City engineers on the design of the water mains where they cross Rock Creek Bridge. By proposing to utilize stainless steel pipes to cross the bridge and by backfilling with controlled density fill ("CDF"), the Proponent has achieved a design that allows the construction work to remain inside the Roberts Drive right-of-way—thereby reducing impacts to the surrounding environment—while maintaining the same load on the bridge—thereby negating any additional impacts to the bridge itself.

- 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 site is located partially within the south half of Section 11, with the majority of work occurring within the north half of Sections 14 and 15, Township 21 North, Range 6 East, all within the City limits of Black Diamond, Washington. Work generally occurs within the existing right-of-way for Roberts Drive, and within future rights-of-way for future roadways Villages Parkway SE and Willows Avenue SE.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Generally slopes within the areas for the water main are less than 15% grade. Some roadside ditches will be encountered during construction.

- b. 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, the site contains the following soil types:

- Everett gravelly sandy loam (Ev)
- Alderwood gravelly sandy loam (Ag)
- Beausite gravelly sandy loam (Be)
- Bellingham silt loam (Bh)

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

There are no known unstable soils. A majority of the site is already improved right-of-way (Roberts Drive).

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

Grading that occurs as part of the waterline construction will generally be for trenching and then covering the pipes that are installed. Soil that is unsuitable for re-use as fill in the trench will likely be replaced with fill from a nearby source (to be determined) necessary to meet Black Diamond standards. It is unknown at this time how much export or import may occur.

As noted above, the Proponent has proposed to use CDF to backfill on Rock Creek Bridge to distribute weight and maintain the overall load on the bridge.

- 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 proposed construction on-site; however, proposed temporary erosion and sedimentation control (TESC) facilities and SWPPP measures will be utilized during the construction phase to minimize potential erosion impacts. Temporary erosion and sedimentation control plans are being submitted with the plans for this proposed action.

Use-related erosion impacts are unlikely since the site will be restored and stabilized from an erosion control standpoint.

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

No new impervious surfaces are proposed as part of this action. Where construction is located within existing paved right-of-way, asphalt and/or concrete surfaces will be removed and then repaired to City of Black Diamond standards.

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

A majority of the work occurs within the improved right-of-way of Roberts Drive, which will be restored to pre-construction conditions once work is complete. Where existing erosion control facilities are not accessible, the site will be stabilized consistent with an approved temporary erosion and sedimentation control (TESC) plan meeting. The TESC plan is being submitted as part of this proposal.

The TESC will include the use and maintenance 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
- Silt fencing around buffer zones to sensitive areas

Structural BMPs may include:

- Build ditches to divert runoff from exposed soils and slopes
- Installing silt fencing or straw wattles 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
- Sediment traps and/or ponds
- Rock outlet protection
- 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.

The NPDES is an Environmental Protection Administration mandate that is administered locally by the Washington Department of Ecology (DOE). The purpose of this permitting program is to prohibit non-stormwater discharges into storm sewers, reduce discharge of stormwater-borne pollutants to the maximum extent practical, and to establish a permitting system for stormwater discharges. As part of the NPDES permit requirements, the contractor is required to keep a copy of the Storm Water Pollution Prevention Program (SWPPP) on-site for reference. The SWPPP includes objectives to implement BMPs to minimize erosion and sediments from rainfall runoff at construction sites and to identify, reduce, eliminate, or prevent the pollution of

stormwater, prevent violations of surface water quality, ground water quality, or sediment management standards, and prevent adverse water quality impacts during construction by controlling peak rates and volumes of stormwater runoff at the permittee's outfall and discharge locations.

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. Construction activity on the site could also stir up exposed soils and generate dust and particulate matter into the local air. The amount of emissions to the air will be minimal and will occur during the actual construction of the development.

The completed project, buried water mains, will not generate any emissions into the air.

- 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 construction 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.

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 project will cross Rock Creek within the improved Roberts Drive roadway where an existing bridge span already exists. The water mains will be located within the bridge deck. Rock Creek is a fish bearing stream, is within the City's core stream and wetland complex, and flows into Lake Sawyer. The project also crosses Ginder Creek, a fish bearing stream, where it flows through a 54' culvert underneath Roberts Drive and then through downstream wetland complexes.

See the project plans for details on the location of Ginder Creek, Rock Creek, nearby wetlands, and work occurring near these features.

- 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.**

The proposal will require work in the vicinity of the above described waters. The water mains will cross over Rock Creek in one location over existing bridge spans, and under Ginder Creek where it is located in a culvert. No new stream crossings are proposed.

- 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 surface waters or wetlands.

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

No surface water withdrawal will occur.

- 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, the proposal is not within a 100-year floodplain.

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

The completed project will not result in any discharge of waste materials to surface waters. During construction, surface waters will be handled through erosion and sedimentation control facilities that are proposed as part of this work.

b. Ground:

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

No water will be withdrawn from ground water or discharged into ground water.

- 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 ground from septic tanks.

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.**

No new impervious surfaces are proposed as part of this work, and once work is complete, all surfaces will be left in conditions similar to pre-construction conditions.

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

No new impervious surfaces are proposed as part of this work, and once work is complete, all surfaces will be left in conditions similar to pre-construction conditions.

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

During construction, stormwater will be captured by and routed to erosion control facilities as proposed with this action, before being discharged to surface or groundwater.

4. Plants

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

- Deciduous trees:** Alder, maple, aspen, other
- Evergreen trees:** Fir, cedar, pine, other
- Shrubs**
- Grass**
- Pasture**
- Crop or grain**
- Wet Soil Plants:** Cattail, buttercup, bulrush, skunk cabbage, other (see Sensitive Area Study by Wetland Resources, Inc., Attachment A)
- Water Plants:** Water Lily, eelgrass, milfoil, other
- Other types of vegetation:** Groundcover

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

A majority of the site is already improved right-of-way for Roberts Drive. Work that is done outside of paved areas would include removing grass, groundcover, and/or blackberries.

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

No threatened or endangered plant species are known to be 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:

Where vegetation is removed, restoration is proposed. Generally this will be done as a hydroseed grass mixture to provide soil stability.

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:

- Birds:** hawk, heron, eagle, songbirds, other:
- Mammals:** deer, bear, elk, beaver, other:
- Fish:** bass, salmon, trout, herring, shellfish, other:

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

A winter run of steelhead trout has been listed as threatened, and has been documented to occur within Rock Creek. Bald eagle, listed as a sensitive wildlife species in Washington State and a federal species of concern, are mapped to occur near the project site. A bald eagle nest is commonly known to be situated at the south end of Lake Sawyer, which is over 4,000 feet to the north of the area proposed for construction.

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

No, the Roberts Drive alignment is not within a migration route.

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

No intrusion or new crossing into critical habitat will occur as a result of this action.

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.**

Underground waterlines do not consume energy while in use.

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

No, the water mains will be buried under ground.

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:

N/A – no energy uses are proposed with this activity.

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.

1) Describe special emergency services that might be required.

None – special emergency services are not anticipated to be required.

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)?

The proposed water main construction and operation will occur within right-of-way where vehicles travel on a daily basis. Noise is unlikely to affect underground water mains.

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.

Noise related to construction of the water mains will occur during working hours governed by Section 12.8.13 of The Villages Development Agreement. Work shall be prohibited on Sundays and City holidays and outside the hours of 7:00 am through 7:00 pm, Monday through Friday and 9:00 am through 5:00 pm on Saturday, subject to emergency construction and repair needs as set forth in BDMC 8.12.040.

On a long term basis, noise will not be generated by the water mains.

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

Construction activity will be limited to hours and days as indicated above. These regulations are in place to reduce the potential impacts of construction noise. No long term noise impacts are expected from underground water mains.

8. Land and Shoreline Use

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

The majority of the area for the water mains is improved right-of-way, with short portions extending into The Villages MPD property. Surrounding land uses are:

North: Community Commercial, Medium Density Residential (MDR8), Low Density Residential (R6), MPD

South: MPD, Low Density Residential (R4 & R6), Medium Density Residential (MDR8), Public (PUB)

East: MPD
West: King County R-5

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

No. The site is currently improved public right-of-way.

c. Describe any structures on the site.

There are no structures in the vicinity where work will occur for the water mains.

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

No.

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

The water mains are primarily in improved public right-of-way which has no zoning designation. Short sections of the project extend into the Villages MPD property which is zoned MPD.

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

The water mains are primarily in improved public right-of-way which has no comprehensive plan designation. Portions of the project that extend into The Villages MPD are designated Mixed Use with 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.

As described in 3(a)(1) above, the following streams are in the vicinity of the site:

- Rock Creek;
- Ginder Creek.

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

N/A – No permanent structures are being created to provide residential or commercial uses. The result of the proposal is a series of water mains installed underground.

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

None.

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

None.

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

The water mains installed will be compliant with Section 8.9 of the City's Comprehensive Water Plan, and will support future proposed uses that are compliant with the City's zoning and comprehensive plan.

9. Housing

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

No new housing is being created.

- 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:**

No impacts to housing are expected.

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. The water mains will be installed underground.

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

N/A - none

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

No visual impacts are created as a result of the water mains being installed underground.

11. Light and Glare

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

No lighting is proposed, and no glare would be created.

- 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:**

No lighting is proposed, and no glare is being created, and no impacts are expected.

12. Recreation

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

There are several community parks in the vicinity of proposed water mains, including the Eagle Creek Community Park, Lake Sawyer Regional Park (undeveloped) and Ginder Creek Park (undeveloped).

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

No recreational uses exist that would be displaced.

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

No impacts to recreational uses are expected as a result of the underground water mains.

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.**

The corridor for the water mains passes by the historic Union Stump (HRI# 0814) which is listed on the State register, and the Black Diamond Cemetery (HRI #815) which is on the National Register.

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

The Union Stump got its name as the location where the striking miners formally created a union to protect their mining jobs in Black Diamond. The Black Diamond Cemetery holds the remains of many past miners that worked in the town. Both features are south of the water main construction area.

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

The project will comply with all applicable local, state and federal laws. No impacts are expected because the construction is not located immediately adjacent to these features.

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, Morgan Street, Roberts Drive and Lake Sawyer Way. No new vehicular access is proposed as part of the water main work.

- 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 along SR 169 with several stops.

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

The water mains will not generate any required parking spaces, and none will be eliminated.

- 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 new roads or streets are proposed and none are needed for the underground water mains. A majority of the work will occur within currently improved public right-of-way, and roadways will be restored once the work is complete.

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

No water, rail, or air transportation is used by, or in the vicinity of, the underground water mains.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

The only vehicles accessing the water main construction area are construction vehicles. Construction vehicles will access the site on an as needed basis and only during work hours as described above in 7(b)(2).

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

During construction, which is anticipated to take approximately three months, the Proponent will establish a traffic control plan to temporarily manage vehicle trips. At times, it may be appropriate to close portions of Roberts Drive to control traffic impacts due to construction. There should not be any long term traffic impacts associated with the construction of the water lines.

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 water main construction area is not anticipated to result in an increased need for public services.

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

No impacts are anticipated therefore no measures are proposed to reduce potential impacts to public services.

16. Utilities

- a. Indicate utilities currently available at the site:**

The proposed water mains are running within the improved right-of-way of Roberts Drive. Other water, sewer, and storm utilities occur within this right-of-way where the work will occur.

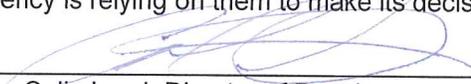
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

With the exception of the proposed water mains, no new utilities are proposed. Some existing services will be replaced and connected to the new appropriate water main.

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
Oakpointe LLC

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