

3e.

SEPA Checklist

November 8, 2013

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Purpose of Checklist: The State Environmental Policy Act (SEPA), Chapter 197 requires all governmental agencies to consider the environmental impacts before making decisions. An environmental impact statement (EIS) must be prepared for 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 MPD Phase 2 Plat C preliminary plat. This preliminary plat includes activities that will occur concurrent and/or subsequent to plat review and approval. Buffer averaging, clearing and grading, infrastructure design and construction of both private and public utilities, construction of trail facilities, landscaping and parks, final platting of residential lots, and construction of residential homes are all activities that will likely occur as part of the project.

**2. Name of proponent:**

BD Village Partners, LP

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

Proponent: BD Village Partners, LP  
c/o Yarrow Bay Development, LLC  
10220 NE Points Drive, Suite 310  
Kirkland, WA 98033  
(425) 898-2100

Contact Person: Colin Lund, Chief Entitlement Officer  
YarrowBay Holdings, LLC  
10220 NE Points Drive, Suite 310  
Kirkland, WA 98033  
(425) 898-2100



**4. Date checklist prepared:**

November 8, 2013

**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. This proposed preliminary plat application includes one phase (not including Future Development tracts). Future Development tracts will undergo additional site planning and review under separate applications.

**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 or more years. Additional activity that will likely occur as part of this Phase 2 Plat C preliminary plat proposal includes, but is not limited to:

- Clearing and grading property
- Permitting and construction of on-site infrastructure
- Construction of trails, parks, and landscaping
- Final platting of lots
- Construction of residential homes

**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 (including appendices) (the "DEIS") and The Villages Master Planned Development Final EIS, December 2009 (including appendices) (the "FEIS") describe probable environmental impacts for the Villages MPD of which this plat is a part. Supplemental to the DEIS and FEIS, which are incorporated herein by reference and available in physical copy at the City of Black Diamond, and the information in this checklist, are the following technical studies specific to the preliminary plat:

- The Villages MPD Preliminary Plat Phase 2 Plat C Preliminary Drainage Analysis (including all referenced documents) by Triad Associates, November 8, 2013
- Tree Inventory by American Forest Management, Inc., October 28, 2013
- Phase 2 Plat C Sensitive Area Study and Wildlife Analysis by Wetland Resources, Inc., to be submitted separately.
- Phase 2 Plat C Wetland Buffer Vegetation Management Plan by Wetland Resources, Inc., to be submitted separately.
- Phase 2 Plat C Geotechnical Report by Golder Associates, to be submitted separately.
- Phase 2 Plat C Traffic Impact Study by The Transpo Group, to be submitted separately.
- Phase 2 Updated Traffic Monitoring Report, by The Transpo Group, to be submitted separately.
- 2012-2013 Phosphorous Monitoring Report by Tetra Tech, to be submitted separately.
- Phase 2 Plat C Short-term Construction Noise Mitigation Plan by YarrowBay, to be submitted separately.
- Phase 2 Detailed Implementation Schedule of Regional Facilities by Triad Associates, to be submitted separately.
- Phase 2 Overall Grading Plan by Triad Associates, to be submitted separately.

Each of the above documents 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.**

A petition for Black Diamond Community Facilities District (CFD) 2013-1 is pending as of the date of this checklist and encumbers nearly all of the property included in this proposal. Small portions of the project that extend into Section 22, which are necessary to encompass entire sensitive areas, are not proposed to be part of the CFD.

**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 include, but are not limited to:

- Preliminary Plat Approval..... The City of Black Diamond
- Lot Line Adjustment Approval..... The City of Black Diamond
- SEPA Threshold Determination ..... The City of Black Diamond
- MPD Site Plan Amendment to The Villages MPD Permit..... The City of Black Diamond
- Minor Amendment to The Villages MPD Development Agreement..... The City of Black Diamond
- Right-of-Way permit ..... The City of Black Diamond
- Clearing and Grading Permits..... The City of Black Diamond
- Tree Removal Permits..... The City of Black Diamond
- Engineering and Utility Permits ..... The City of Black Diamond
- Stormwater Pollution Prevention Plan ..... The City of Black Diamond
- Water Extension Approval..... The City of Black Diamond
- Sewer Connection Approval ..... King County METRO
- NPDES General Construction Permit ..... State Dept. of Ecology
- Stormwater Deviation Approval..... The City of Black Diamond
- Forest Practice Permit ..... State Dept. of Natural Resources
- Final Plat Approval(s) ..... The City of Black Diamond
- Building Permits ..... The City of Black Diamond

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

The Applicant proposes to subdivide 3 existing tax parcels (152106-9108, 152106-9096 and 222106-9004) subject to a Lot Line Adjustment submitted concurrent with the Phase 2 Plat C Preliminary Plat application into 203 lots and 5 Future Development Tracts under the provisions of Title 17 of the Black Diamond Municipal Code as set forth in Exhibit E to The Villages MPD Development Agreement dated December 12, 2011 (KC Recording No. 20120130000655) as amended by the First Minor Amendment dated June 22, 2012 (KC Recording No. 20120906000762) and the Second Minor Amendment dated August 8, 2012 (KC Recording No. 20120906000763) ("The Villages MPD Development Agreement"). Twenty additional tracts are provided to allow for utility, access, parks and open space uses, and sensitive areas. Located within these three tax parcels are two Villages MPD Development Parcels (V28 and V29) as set forth in Exhibit U to The Villages MPD Development Agreement. The total preliminary plat, identified as The Villages MPD Phase 2 Plat C, comprises approximately 136 acres.

The 203 lots will range from a minimum size of 3,150 sf to a maximum size of 8,547 sf. The average lot size is 4,528 sf. The plat's 203 lots are comprised entirely of detached single family alley and front loaded lots. The front loaded lots are located adjacent to wetland buffers, where it is impractical to provide alley lots or in areas where topography makes it difficult to provide alley lots in a reasonable manner.

**Water**

The Phase 2 Plat C preliminary plat will be served by an extension of the City of Black Diamond's 750 pressure zone water main located in Roberts Drive through The Villages MPD Phase 1A preliminary plat to the proposed Phase 2 Plat C preliminary plat site. Water lines will be located within public right-of-ways or utility easements. Along with the 750 pressure zone water main, an 850 pressure zone water main is anticipated to be extended through the Phase 2 Plat C preliminary plat site. The 850 pressure zone water main will ultimately be extended to the south to provide looping of the 850 pressure zone system to serve future phases of The Villages MPD. The

requirement for a certificate of water availability is satisfied by Section 7.2.1 of The Villages MPD Development Agreement.

#### **Sewer**

The Phase 2 Plat C preliminary plat will be served by gravity sewer mains within the proposed Phase 2 Preliminary Plat C that will connect to gravity mains installed within the Phase 1A Preliminary Plat (PLN11-0001). Gravity sewer mains within the Phase 1A preliminary plat will convey sewer flows to the pump station located near the stormwater pond. The pump station will ultimately pump effluent to the King County Metro receiving site. For more discussion, see Section 16(b), Utilities. The requirement for a certificate of sewer availability is satisfied by Section 7.3.1 of The Villages MPD Development Agreement.

#### **Stormwater**

The Phase 2 Plat C project site is located in Stormwater Management Zones 1C and 2 of The Villages MPD. The project site consists of highly infiltrative outwash soils in the northwest portion of the site and till soils on the remainder of the site. The outwash portion of the site is located in Stormwater Management Zone 1C. LID measures including roof top infiltration and bioretention cells will be used to infiltrate and treat stormwater on this portion of the site. Stormwater runoff from the remainder of the site (except for stormwater required for wetland recharge) will be routed via a storm drainage system to the stormwater pond and infiltration facility, located just south and east of the Phase 1A preliminary plat. Water quality treatment will be provided in the stormwater pond prior to infiltration. To maintain wetland hydrology, the areas to be developed which are tributary to wetlands have been identified. Within the Lake Sawyer Drainage basin, only runoff from rooftops is proposed to be used to match the existing stormwater volume that wetlands receive under existing conditions. For wetlands that are not within the Lake Sawyer drainage basin, runoff from rooftops and/or yards will be used to recharge wetlands to match existing conditions. See The Villages MPD Preliminary Plat Phase 2 Plat C Preliminary Drainage Analysis by Triad Associates dated November 8, 2013 for more discussion on wetland existing conditions and drainage patterns.

#### **Open Space, Parks and Trails**

Approximately 95 acres of open space will be set aside in parks, open space, trails, landscape tracts and sensitive area tracts with this proposed plat.

#### **Overall Site Density Information**

|  |                                   |
|--|-----------------------------------|
| Gross Density  | 203 lots/136 Ac = 1.49 units/Ac   |
| Net Density (Gross Area – Roads and Sensitive Areas) | 203 lots/33.17 Ac = 6.12 units/Ac |
| Base Density Used                                    | 203 units                         |
| Base Density Allowed (1 unit/acre)                   | 136 units                         |
| TDRs Needed <sup>(1)</sup>                           | 67 units                          |
| Minimum Lot Size                                     | 3,150 sf                          |
| Maximum Lot Size                                     | 8,547 sf                          |
| Average Lot Size                                     | 4,528 sf                          |

(1) The Base Density Allowed for the site is 1 unit/acre, which means that 136 units are allowed without needing TDRs. Since the Phase 2 Plat C preliminary plat includes 203 units (or 67 units above the 136 units allowed), 67 TDRs are needed.

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 preliminary plat site is located approximately 1.3 miles west of the intersection of Roberts Drive and SR 169, south of Roberts Drive.

The preliminary plat site is located generally within the southeast quarter and portions of the southwest quarter of Section 15, Township 21 North, Range 6 East, and includes very limited areas of the northwest quarter of the northeast quarter of Section 22, Township 21 North, Range 6 East, all within the City limits of Black Diamond, Washington. The project is situated on approximately 136 acres. See the legal description and vicinity map on Sheets CV1 and CV2 of the preliminary plat drawings.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

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

The preliminary plat site is generally flat with some isolated slopes.

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

Generally slopes on the preliminary plat site are 15% grade or less; however, there are some isolated slopes of approximately 30% within development areas. Steeper slopes up to 40% are located within sensitive areas.

- 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 2009, the preliminary plat site is primarily Alderwood gravelly sandy loam 6-15%, with Alderwood gravelly sandy loam 15-30%, Everett gravelly sandy loam 5-15%, and Seattle Muck. Refer to the Phase 2 Plat C Geotechnical Report for specific soil conditions.

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

There are no known unstable soils. Substantial surface and subsurface exploration has been done to determine if unstable soils would exist. For more information regarding geology, refer to the Phase 2 Plat C Geotechnical Report.

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

The Phase 2 Plat C preliminary plat approximate grading quantities are as follows:

- (1) Cut = 86,328.31 Cu. Yd.
- (2) Fill = 54,423.65 Cu. Yd.
- (3) Net = 31,904.66 Cu. Yd.

- 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), NPDES permit requirements, and SWPPP 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. Further, NPDES requirements and SWPPP measures provide other means of controlling erosion occurrences.

Typical construction-related erosion impacts include silt entering wetlands, creeks, or other water bodies. Use-related erosion impacts are unlikely since the preliminary plat 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.

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

Based on proposed land uses and stormwater balance assumptions, it is anticipated that approximately 70% of the developed areas within the Phase 2 Plat C preliminary plat site will be covered by impervious surfaces at completion.

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

The preliminary plat 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. The TESC plan must be submitted and reviewed/approved as part of the final engineering and grading plan set. Stormwater will be directed to stormwater facilities.

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:

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

Structural BMPs may include:

- o Build ditches to divert runoff from exposed soils and slopes
- o Installing silt fencing around disturbed areas
- o Channeling runoff through temporary pipes and drainage swales to minimize runoff concentration from exposed areas
- o Rock check dams and rock lined channels to reduce runoff velocity
- o Straw bale barriers
- o Grade terracing for cut slopes over 15 feet
- o Sediment traps for exposed areas less than three acres
- o Sediment ponds for exposed areas greater than three acres
- o Level spreader or dispersal trench systems
- o Rock outlet protection
- o Installation of rock pad construction entrances
- o Installation of truck wheel wash pads
- o 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. Additionally, dust particulates generated primarily by construction equipment and construction activities will be produced during the construction phase of this project. 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.

Long-term air impacts would be those typically associated with residential land uses. Sources of long-term emissions and odor would include vehicle emissions from increased vehicle use generated by the new residents. The additional vehicular emissions in these areas are not anticipated to concentrate and therefore are not anticipated to create a health hazard to the residents or surrounding areas.

Refer to 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 preliminary plat 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. Refer to 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. As identified in the Sensitive Area Study and Wildlife Analysis for The Villages MPD Phase 2 Plat C, there is one Category I Wetland (Wetland TOS), one Category II Wetland (Wetland E1), three Category III Wetlands (Wetlands E7, E8, and E10), and one Category IV Wetland (Wetland 213) within or adjacent to the preliminary plat. Buffer Averaging will be utilized in select areas, as provided through Black Diamond Municipal Code 19.10.230(H) – Wetland Buffer Width Averaging as set forth in Exhibit E to The Villages MPD Development Agreement. Buffer averaging will occur along the backs of lots 175-178, 184-191, and 194-195. Additional buffer averaging will likely be proposed for future development tracts, and along the southern portion of the buffer for Wetland E1 (Tract 925). Buffer averaging proposals in these areas will be reviewed through separate actions under future permits.

In addition, a portion of Rock Creek, a major stream the leads to Lake Sawyer, is within the property contained in the proposal. Rock Creek is approximately 500 feet northeast of the eastern edge of parcel V29, within the Category I Wetland (TOS – Tract 903). Phosphorous monitoring has occurred within Rock Creek, and information pertaining to that can be found within the 2012-2013 Phosphorous Monitoring Report to be submitted to the City under separate cover.

- 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 preliminary plat will require work adjacent to the above described waters. No alteration of wetlands or streams is proposed as part of the plat development. Wetland buffer averaging will be utilized as shown on Sheets PP1 – PP5 in the preliminary plat drawings. As described above, additional buffer averaging will likely occur in other areas within this plat, or with other future plats, pursuant to separate action and future separate permits.

- 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 surface water withdrawal will occur. The site is served by The City of Black Diamond 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, 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.**

All stormwater from this preliminary plat and included Future Development Tracts is proposed to either be infiltrated to groundwater, or discharged via level spreader within wetland buffers. 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, prior to discharge or infiltration from the approved stormwater system. See The Villages MPD Phase 2 Preliminary Plat C Preliminary Drainage Analysis, for additional information regarding the stormwater collection, treatment, and infiltration systems.

In addition to the stormwater collection, treatment and infiltration systems proposed within this preliminary plat, 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 and Section 7.4.4 of The Villages MPD Development Agreement.

**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. Refer to The Villages MPD Phase 2 Preliminary Plat C Preliminary Drainage Analysis for a description and approximate quantities.

- 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. All stormwater will be treated per 2005 DOE Stormwater Manual standards, The Villages MPD Permit Approval, and The Villages MPD Development Agreement prior to being infiltrated into groundwater. Stormwater is proposed to be routed to rain gardens, infiltration facilities receiving roof top drainage, and/or a large water quality facility for water quality treatment prior to being infiltrated into the ground.

**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 run-off on-site currently infiltrates to groundwater or flows to the wetlands on or adjacent to the preliminary plat site where it infiltrates to groundwater. Additional stormwater run-off would occur in proportion to new impervious and

cleared surfaces. This run-off will be collected and routed to rain gardens, infiltration facilities receiving roof top drainage for wetland recharge, and/or a large water quality facility south of the Phase 1A plat for water quality treatment prior to being infiltrated into the ground. Methods of collection and disposal will comply with the 2005 DOE Stormwater Manual, the Villages MPD Permit Approval and The Villages MPD Development Agreement. See The Villages MPD Phase 2 Preliminary Plat C Preliminary Drainage Analysis 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, the 2005 DOE Stormwater Management Manual for Western Washington and the City of Black Diamond standards prior to discharge to groundwater.

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

Stormwater from pollution-generating surfaces will be routed to rain gardens, infiltration galleries, or the water quality pond south of the Phase 1A preliminary plat, for water quality treatment before being discharged to surface or groundwater. 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. Please see The Villages MPD Phase 2 Preliminary Plat C Preliminary Drainage Analysis for additional information.

**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  
 **Water Plants:** Water Lily, eelgrass, milfoil, other  
 **Other types of vegetation**

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

The preliminary plat site is primarily covered with a mixture of shrubs, saplings and stands of mature trees. An existing logging road is on site as well as several open areas where wetlands exist. Trees and vegetation within the areas proposed for development, roads and utilities are proposed to be cleared. See the Tree Inventory for a preliminary assessment of number of trees that would be removed.

**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 preliminary plat site. See the Phase 2 Plat C Sensitive Area Study and Wildlife Analysis which includes analysis and discussion of wildlife.

**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. Where trees are retained within the site adjacent to developed areas, root protection areas will be established (BDMC 19.30.080). Root protection areas will be shown on future clearing and grading plans for future review. Landscaping is proposed to be planted within large open space, trails and park areas, and street trees will be provided along both sides of new roads. Wetlands and associated buffers will be preserved. The ultimate development of new single-family residences will provide new landscaping including such features as lawns, shrubs and ornamental 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:**

**Birds:** hawk, heron, eagle, songbirds, other:

**Mammals:** deer, bear, elk, beaver, other:

**Fish:** bass, salmon, trout, herring, shellfish, 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 or endangered species are known to be on the preliminary plat site. Rock Creek, which is near the site, is known to contain a winter run of steelhead salmon. Refer to the Fish, Wildlife and Habitat section beginning on Page 4-64 of the FEIS, and the Phase 2 Plat C Sensitive Area Study and Wildlife Analysis for additional details.

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

A wildlife corridor is provided in the Core Complex area (Wetland TOS), consistent with Section 8.2.6 of The Villages MPD Development Agreement. No other migration routes have been noted on site. See the Phase 2 Plat C Sensitive Area Study and Wildlife Analysis.

**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 is proposed to be planted or retained within large open space, trails and park areas which will enhance their use for wildlife. Street trees will be provided along both sides of new roads, which will provide habitat for some bird species. Wetlands and associated buffers will be preserved. The ultimate development of new single-family residences will provide new landscaping including such features as lawns, shrubs and ornamental trees.

Critical areas, such as wetlands, provide habitat for the species listed above. Consistent with the City's SAO, Exhibit "E", and The Villages MPD Development Agreement, these critical areas and their buffers are preserved. These critical areas and their buffers, specifically the Core Complex, also provide a wildlife corridor.

**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.**

Electric, solar and/or natural gas will be used to meet the primary energy needs of the new homes. Electricity and natural gas is provided by Puget Sound Energy (PSE).

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

No, the proposed development is setback from adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

Use of narrower street sections will reduce the amount of energy needed to produce concrete and asphalt for streets. The buildings will be constructed to meet or exceed applicable local, state, and federal building codes to ensure compliance with energy conservation standards.

**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.

In addition to the potential for construction related health hazards, the future residential uses could pose a threat to the environment through the misuse and improper disposal of household cleaners, yard fertilizers and pesticides, and gas and other petroleum products used in the operation and maintenance of automobiles and yard equipment.

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

None special emergency services are 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)?**

In the immediate vicinity of the proposed preliminary plat is a low-density urban 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.**

Refer to the FEIS for a detailed discussion of noise impacts. Short-term impacts may result from the use of construction equipment during site development and during the home construction phases of the preliminary plat.

Long term noise impacts may result from additional traffic and similar noises generated by the proposed preliminary plat's residents. 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, , a Phase 2 Plat C Short-term Construction Noise Mitigation Plan ("Plan") will be prepared and submitted to the City under separate cover. This Plan will identify BMPs and measures that will be taken to reduce short-term noise impacts on adjacent properties. Section 13.7 requires that the proponent meet with adjacent property owners to establish appropriate noise mitigation prior to construction. The proponent will initiate these meetings with adjacent neighbors and will also comply with the noise standards set forth in Section 13.7 of The Villages MPD Development Agreement, 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 in The Villages MPD Development Agreement. These regulations, and the Phase 2 Plat C Short-term Construction Noise Mitigation 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. 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 preliminary plat site is vacant, undeveloped land that has been used as a managed forest. There is an existing low density residential neighborhood to the north of the project boundary and a couple of existing residences to the southeast of the project boundary. Surrounding land uses are:

North: Low Density Residential (R6)  
 South: MPD, Low Density Residential (R4)  
 East: Low Density Residential (R4)  
 West: MPD (Phase 1A)

**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.**

Yes, there is one Category I Wetland (Wetland TOS), one Category II Wetland (Wetland E1), three Category III Wetlands (Wetlands E7, E8, and E10), and one Category IV Wetland (Wetland 213) within or adjacent to the preliminary plat. See the Phase 2 Plat C Sensitive Area Study and Wildlife Analysis.

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

Approximately 203 single-family dwelling units could be built after preliminary plat approval. Based on an average single-family household size of 2.7 people (December 2009 FEIS), it is estimated that approximately 548 residents would reside in the completed project.

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

None.

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

None.

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

This preliminary plat will be developed in accordance with The Villages MPD Permit Approval issued by the Black Diamond City Council and The Villages MPD Development Agreement. 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.**

Two hundred and three (203) total new lots for single family detached dwelling units will be provided by the preliminary plat. A mix of moderate and high income units are proposed.

**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:**

The proposed preliminary plat will provide a mix of housing units affordable to a range of income levels within the City of Black Diamond, thereby assisting the City in accommodating project growth and housing targets.

**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?**

Architectural plans for homes in this proposed preliminary plat have not been selected at this stage of development. However, the proposed building plans will be consistent with the Villages MPD Permit Approval and Section 5.1 of The Villages MPD Development Agreement.

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

The FEIS contains a detailed visual analysis of The Villages MPD beginning on Page 3-65. The site is currently mostly obscured from off-site viewpoints. The project is not anticipated to obstruct any views of the Cascades or Mount Rainier.



**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, and the City's MPD Framework Design Guidelines as set forth in Exhibit E of The Villages MPD Development Agreement. In addition, the Design Review Committee of the Homeowners' Association will review all building plans to assure compliance with the project design guidelines, including sign standards and building appearances, as set forth in 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?**

When complete, this plat will generate light and glare typically associated with residential development. 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 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 preliminary plat, 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; however, existing unauthorized ATV usage and illegal discharging of fire arms/hunting on the site will be displaced during and after construction.

**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 includes the creation of three neighborhood/pocket park areas for recreation opportunities for future residents of the preliminary plat and the Black Diamond residents at large. Approximately 95 acres will be set aside as open space

or park land within the plat including trails, play areas and other passive and active recreation and open spaces.

### 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 through local roads provided by the Phase 1A Preliminary Plat (PLN11-0001) from Robert's Drive, located to the northwest of the site's boundary. The proposal includes the dedication of interior plat streets and the creation of private access tracts that will provide access to all lots and tracts. See the Phase 2 Plat C Traffic Impact Study.

- 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 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?**

Parking spaces for residential uses will be provided consistent with The Villages MPD Permit Approval and The Villages MPD Development Agreement. The proposed project will not eliminate any parking spaces.

- 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).**

The proposal will include the creation of interior public streets and private access tracts to serve individual lots. In addition, several off-site roadways and intersections will be improved to mitigate traffic impacts from the proposed development. See the Phase 2 Plat C Traffic Impact Study for a list and timing of off-site transportation

improvements included with this project. Additional permits will be necessary for construction of these off-site transportation improvements, and separate review, including SEPA, will occur when those permits are submitted.

- 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.**

For the Phase 2 Plat C preliminary plat, the completed project would generate nearly 1,800 vehicular trips per weekday. Peak volumes would occur during the traditional afternoon peak period (one-hour period between 4:00 p.m. and 6:00 p.m.).

For additional detail, please see the Phase 2 Plat C Traffic Impact Study by Transpo, which is being submitted to the City of Black Diamond under separate cover.

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

It was previously determined by Transpo Group that four existing intersections will not meet the level of service (LOS) standard set by the City of Black Diamond or Washington State Department of Transportation (WSDOT) at Phase 2 build-out without improvements. These intersections include:

- SE Auburn-Black Diamond Road/Morgan Street
- SE 288<sup>th</sup> Street/216<sup>th</sup> Avenue SE
- SR 169/SE 288<sup>th</sup> Street
- SE Auburn-Black Diamond Road/Lake Sawyer Road SE

The Phase 2 Plat C Traffic Impact Study that will be submitted under separate cover will identify which of these improvements will be necessary in conjunction with Phase 2 Plat C, if any.

In addition, except for the westerly 1,000 feet of SE Green Valley Road (from S.R. 169), SE Green Valley Road will not be used as a construction haul route by contractors or their agents. Other daily construction traffic impacts would include workers showing up for work, and other construction deliveries. Large amounts of traffic related to hauling of dirt and debris during clearing and grading efforts are expected to be minimized through the efforts of balancing grading on the site, thus reducing the amount of export or import of dirt necessary.

## 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.**

Based on the public service analysis contained in the FEIS beginning on page 3-72, the project will result in a need for additional parks, schools, police and fire services. Community and neighborhood parks will need to be provided consistent with the City's adopted levels of service as set forth in The Villages MPD Development Agreement. Impacts to the City's fire service will be mitigated through the payment of a fire mitigation fee established pursuant to Black Diamond Ordinance 12-980, and as required by Section 13.4 of The Villages MPD Development Agreement. Impacts to police services are analyzed and mitigated through Section 13.6 of The Villages MPD Development Agreement. School impacts will be mitigated through compliance

with the Comprehensive School Mitigation Agreement between the Enumclaw School District, City of Black Diamond, BD Lawson Partners, LP and the proponent dated January 24, 2011.

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

Additional parks and trails are proposed with this preliminary plat to meet City level of service standards as set forth in Section 9 of The Villages MPD Development Agreement. An elementary school site is provided within the Phase 1A Preliminary Plat (PLN11-0001) to the west. Impacts to King County Fire District No. 44 will be mitigated through the payment of fire impact fees and/or construction of a satellite fire station as set forth in Section 13.4 of The Villages MPD Development Agreement. Impacts to the Enumclaw School District will be mitigated through compliance with the Comprehensive School Mitigation Agreement. Finally, the project's impacts to general government facilities, including police services, will be mitigated by the payment of a general government facilities mitigation fee as set forth in Section 13.9 of The Villages MPD Development Agreement.

**16. Utilities**

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

There are currently no utilities on the preliminary plat site. There are water, sewer, and telephone services adjacent to the site that will be extended through construction of improvements within The Villages MPD Phase 1A 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.**

Electricity, natural gas, water, sewer and telephone/cable services will be brought to and through the preliminary plat site as part of this proposal. Trenching, work within rights-of-ways and other construction activities both on and off-site will be needed to extend utilities to and through the site. Utility providers are as follows:

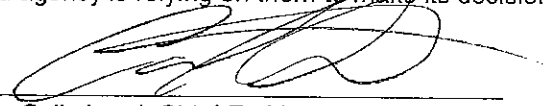
- **Sanitary Sewer:** City of Black Diamond – Sanitary sewer service is available pursuant to Section 7.3 of The Villages MPD Development Agreement dated December 12, 2011. The means of providing sanitary sewer service within the project was described in A.11 above (Project Description). Sanitary sewer capacity is determined by the facility's capacity downstream of the connection point. Sewer services will be installed pursuant to City of Black Diamond standards. Connection to the regional main the flows out of Black Diamond toward the regional treatment center will require a permit for connection from King County Metro. Pursuant to Table 11-4-1, the Wastewater Storage Facility is not required to be under construction until prior to the issuance Certificate of Occupancy of the 1,150<sup>th</sup> ERU. The Villages MPD Phase 1A Preliminary Plat included 921 ERUs (see PLN11-0001). The addition of 203 ERUs in this project is under the 1,150 ERU threshold.
- **Water:** City of Black Diamond – Water service is available pursuant to Section 7.2 of The Villages MPD Development Agreement. Water service to and within the project is generally described in A.11 above (Project Description). Water services will be installed pursuant to City of Black Diamond standards.

- **Electricity:** Puget Sound Energy – Puget Sound Energy (PSE) is responsible for maintaining adequate service for its electrical system and customers. Electricity is generally available along Roberts Drive to the northwest of the proposed preliminary plat. Electrical services will be extended to the project consistent with PSE's developer extension practices.
- **Natural Gas:** Puget Sound Energy– Puget Sound Energy (PSE) is responsible for maintaining adequate service for its natural gas system and customers. Natural gas is generally available along Roberts Drive to the northwest of the proposed preliminary plat, although PSE has indicated that some regional improvements may be necessary to service the entire Villages MPD. Gas services will be extended to the project consistent with PSE's developer extension practices.
- **Telephone:** Qwest – Qwest operates and maintains telephone services within Black Diamond. Telephone services are available along Roberts Drive to the northwest of the proposed preliminary plat. Telephone services will be extended into the project consistent with Qwest's extension practices.
- **Cable Service:** Comcast – Comcast operates and maintains cable TV services within Black Diamond. Cable TV services are available along Roberts Drive to the northwest of the proposed preliminary plat. Cable TV services will be extended into the project consistent with Comcast's extension practices.

**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, Chief Entitlement Officer  
YarrowBay Holdings, LLC

Date Prepared: November 8, 2013