SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Regional Stormwater Facility

2. Name of applicant:

CCD Black Diamond Partners LLC

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

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

Contact Person: Justin Wortman
Oakpointe
3025 112th Ave NE, Suite 100
Bellevue, WA 98004
(425) 898-2100

4. Date checklist prepared:

November 20, 2024, Revised July 14, 2025

5. Agency requesting checklist:

King County

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

Proponent intends to begin construction for the Regional Stormwater Facility (RSF) upon the issuance of all necessary approvals and permits. Proponent ~~intends to~~ submitted permit applications for construction documents and plans in ~~summer~~ November of 2024. Phasing of the facility is planned, with phases to be defined within the proposed construction plans. Full build-out of the proposed RSF could take 2 years or more to complete.

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

As discussed for #6 the RSF is proposed to be constructed in phases. Future expansion outside of the phased construction is not proposed for the facility, however, it should be noted that this facility is proposed to serve the adjacent Reserve at Woodlands rural subdivision (in King County) and adjacent Ten Trails MPD residential development (in Black Diamond) and that those developments are expected to have development activities long after the full build-out of the RSF.

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

a) *The Villages Master Planned Development Final Environmental Impact Statement,* by Parametrix, December 2009.
b) Mitigated Determination of Non-Significance for The Reserve at Woodlands – Development Agreement and Infiltration Test Facility, January 23, 2014
c) Development Agreement between King County, Washington and BD Village Partners, LP (approved under King County Ordinance 17745), February 13, 2014
d) Technical Memorandum: *Villages Groundwater Level Monitoring – Summary of Groundwater Level Response to 2014 Horseshoe Lake Emergency Pumping,* by Golder Associates, September 30, 2014, enclosing *Horseshoe Lake Emergency Pumping Project Hydrologic Monitoring*, by King County DNRP, WLRD, Science and Technical Support Section, August 2014.
e) *Horseshoe Lake Flood Reduction: Targeted Drainage Review*; by King County, August 4, 2015.
f) *Sampling and Analysis Plan for Horseshoe Lake Area Groundwater*, by King County DNRP, WLRD, March 2019.
g) *2019 Horseshoe Lake Emergency Pumping – Groundwater Monitoring*, by Golder, March 2021
h) *2020 Horseshoe Lake Emergency Pumping – Groundwater Monitoring*, by Golder, July 2021
i) *Geologic Hazards Critical Areas Report – The Reserve at Woodlands*; by Golder Associates, Inc., January 15, 2020.
j) *Geotechnical Exploration and Recommendations Reserve at Woodlands Stormwater Control Facility,* by Associated Earth Sciences Incorporated, November 14, 2024.
k) *Regional Stormwater Facility, Technical Information Report,* by David Evans and Associates, November 14, 2024.
l) *Phased Water Quality and Hydrology Monitoring and Mitigation Plan Regional Stormwater Management Facility*, by Associated Earth Sciences Incorporated, November 12, 2024.
m) *Cultural Resources Investigation for the Reserve at Woodlands Project, King County, Washington*, by Tierra Right of Way, April 21, 2021
n) *Critical Areas Letter by Wetland Resources Dated April 15, 2024*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

- Approved King County Project 1114873, for Pump station and piping from Horseshoe Lake to the Regional Stormwater Facility.
- Approved King County Permit GRDE13-0135 (Construction of infiltration test facility, including clearing and excavation).
- Approved King County Permit CADS21-0097 (Critical Areas Designation for planned subdivision)
- The Reserve at Woodlands rural clustered subdivision application (to be filed)

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

- Forest Practices .... Washington Department of Natural Resources
- NPDES General Stormwater Construction .... Washington Department of Ecology
- SEPA Threshold Determination .... King County
- Clear and Grade .... King County

- Phased Water Quality and Hydrology Monitoring and Mitigation Plan for the Regional Stormwater Facility per Section 6.6 of the Development Agreement — King County
- Ownership & Maintenance Agreement per Section 6.4 of the Development Agreement — King County

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

Proponent is proposing a Regional Stormwater Facility (RSF). The RSF will provide regional stormwater flow control and enhanced water quality treatment for approximately 345.67 acres of developed~~ment~~ areas adjacent to the facility. Water quality treatment is proposed to be comprised of a pre-settling cell and a large sand filter. Flow control will be achieved with full stormwater infiltration in an open water infiltration pond/cell. The facility itself is anticipated to be approximately 11.8 acres in size, within an overall disturbed area of 30.9 acres.

In addition to providing stormwater management for adjacent development areas, the RSF will provide stormwater management and flood control for Horseshoe Lake. Future development areas served by the RSF include The Reserve at Woodlands located in unincorporated King County to the west of the pond, and Ten Trails MPD Phases 2F and 3, located to the east in the City of Black Diamond.

The RSF has been designed to have no surface water outfalls. As part of the project, a design for a potential future overflow route is proposed to provide capacity if needed for flows that exceed the required capacity of the Regional Stormwater Facility. The overflow route is proposed to follow the King County pedestrian trail corridor to 218th Avenue SE where the to-be-constructed overflow route improvements terminate at a discharge into a roadside ditch. From 218th Avenue SE, the overflow route would continue down 218th Ave SE to the Green River valley.

- For the area served by the RSF, please see "Tributary Basin Exhibit, in the *Regional Stormwater Facility, Technical Information Report,* by David Evans and Associates, November 14, 2024. The extent of future development within these areas is subject to change.

- For sizing and methodology please see the *Regional Stormwater Facility, Technical Information Report,* by David Evans and Associates, November 14, 2024

- For more project details, please see the Regional Stormwater Facility Plans by David Evans and Associates dated November 14, 2024.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and

range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The subject property is located in unincorporated King County directly adjacent to the City of Black Diamond city limits (portions of King County Parcel Nos. 2121069059, 2121069060, 2121069062, 2121069063, 2121099054, and 2121069055). Please see the site plan appended to this checklist. The property is vacant and unaddressed. The property has no public road frontage; however, currently, the property can be accessed by way of former logging access roads via either Southeast Green Valley Road or 218th Avenue Southeast.

The property is located in the SW quarter of Section 33, Township 31 N, Range 1 EWM. Please see submitted site plan and vicinity map (David Evans and Associates Construction Plan Set). The vicinity map includes an access route for inspection during the permitting process.

B. *Environmental Elements*

1. *Earth*

a. General description of the site:

The disturbed area of the site is comprised of 30.9 acres. The site was a tree farm and trees had been harvested and replanted several times. The site is forested with a mono-crop of planted Douglas fir trees interspersed with other volunteer forest species.

The Regional Stormwater Facility location will be situated in an area that is fairly flat. The overflow route drops off a plateau down into the Green River Valley over steep slopes.

(circle or highlight one): Flat, rolling, hilly, steep slopes, mountainous, other _____________

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

The Regional Stormwater Facility site is situated in a mostly flat area with slopes of approximately 6 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The RSF is underlain by outwash type soils characterized as coarse grained sandy and gravely soils. There are dense till type soils underlying the slopes to the west and north of the project site. Please see *Geotechnical Exploration and Recommendations Reserve at Woodlands Stormwater Control Facility,* by Associated Earth Sciences Incorporated, November 14, 2024 for additional information.

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

There are no surface indications or history of unstable soils on or in the immediate vicinity of the RSF. Please see *Geologic Hazards Critical Areas Report – The Reserve at Woodlands*; by Golder Associates, Inc., January 15, 2020 for additional information.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

It is estimated that the RSF may require approximately 411,000 cubic yards of excavation. Additionally, some minor excavation may be necessary to install groundwater monitoring wells totaling less than 1,000 cubic yards.

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

Limited erosion could occur during clearing and grading operations especially during grading operations when it's windy or rainy weather is present. However, the applicant proposes to use best management practices (BMPs) when implementing the temporary erosion and sedimentation control (TESC) measures during construction. The application requires a King County Clearing and Grading Permit and an NPDES permit. These permits will require and enforce the use of BMPs through a TESC plan and a Stormwater Pollution Prevention Plan (SWPPP). Once the facility is constructed it is anticipated that there will be no erosion.

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

A small percentage of the RSF site will be impervious after project construction (likely less than one percent).

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

The applicant proposes to use best management practices (BMPs) when implementing the temporary erosion and sedimentation control (TESC) measures during construction. The application requires a King County Clearing and Grading Permit and an NPDES permit. These permits will require and enforce the use of BMPs through a TESC plan and a Stormwater Pollution Prevention Plan (SWPPP). Once the facility is constructed it is anticipated that there will be no erosion (please see submitted construction plans by David Evans and Associates).

In addition to an 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. 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 during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During project construction, heavy equipment operation and vehicles will generate exhaust emissions. Additionally, dust particulates generated primarily by construction equipment and construction activities will be produced during the earth moving phase of this project.

No long-term air impacts are anticipated.

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

There are no off-site sources of emissions or odor that would affect the project.

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

To minimize the potential adverse impacts from emissions resulting from construction activities, Best Management Practices (BMPs) will be implemented to ensure that minimal amounts of dust and exhaust fumes leave the site. BMP measures may include the following: street cleaning/sweeping; installing stabilized rock construction entrances; watering of the site as necessary to help control dust and other particulates; covering trucks beds carrying soil material; and minimizing vehicle and equipment idling to reduce exhaust emissions at the site.

3. Water

a. Surface Water:

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.

Crisp Creek runs north south and lies to the west of the RSF site approximately 3,500 feet away. The overflow route along 218th Avenue SE is located approximately 340 feet away from Crisp Creek at its closest point. The Green River runs below the plateau where the Regional Stormwater Facility will be located and is approximately 1.2 miles away. The overflow route will terminate at the Green River. There is an unnamed perennial stream running along the border of Black Diamond's city limits next to the Regional Stormwater Facility site (National Wetland Inventory Mapper [NWI] Mapper 2023 accessed at https://www.fws.gov/wetlands/data/mapper.html).

There are several wetlands near the RSF, but the RSF is located completely outside of critical areas and their buffers .
(*Critical Areas Letter by Wetland Resources Dated April 15, 2024.)*

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 RSF site will not require any work over, in or within 200 feet of the described waters. The overflow route will terminate near the Green River.

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.**

   There will be no fill or dredge material placed in or removed from any wetlands or surface waters.

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

   The project will not require any surface water withdrawals or diversions.

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

   The RSF site does not lie within a 100-year floodplain. The overflow route will traverse the 100-year floodplain of the Green River.

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 project does not involve any discharge of waste materials to surface waters.

b. Ground Water:

1) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

   No groundwater will be withdrawn for any purposes. Treated stormwater will be infiltrated into the groundwater at the Regional Stormwater Facility.

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 material will be discharged into the ground.

c. Water runoff (including stormwater):

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

   Rainfall is the only source of runoff. The RSF will provide stormwater management and flood control for Horseshoe Lake. Stormwater runoff will be collected from impervious surfaces at The Reserve at Woodlands and Ten Trails through catch basins and piping and directed into the Regional Stormwater Facility where it will infiltrate into the ground. Excessive amounts of stormwater that exceed the capacity of the stormwater facility will be directed through the overflow route where some of it will infiltrate and the remainder discharged near the Green River.

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

   There are likely to be contaminants entrained in the stormwater runoff from the residential developments that is received at the RSF. For example, these may include contaminants such as residual pesticides and fertilizers or minor leaks of fuel or oil. In addition to flow control, the stormwater facility will be equipped to provide water quality treatment. The RSF will provide enhanced basic water quality treatment to the standards of the 2021 King County Surface Water Design Manual.

3) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   As described in the *Geotechnical Exploration and Recommendations Reserve at Woodlands Stormwater Control Facility,* by Associated Earth Sciences Incorporated, November 14, 2024, groundwater flows in the Qpog layer flows to the west-southwest to southwest. The RSF will not alter or affect drainage patterns.

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

A temporary erosion and control plan (TESC) and surface water pollution prevention plan (SWPPP) will be prepared for approval by King County and Washington Department of Ecology, respectively, and implemented during construction. These plans contain BMPs for controlling surface and groundwater impacts during construction.

4. Plants

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

☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ orchards, vineyards, or other permanent crops.

☒ **wet soil plants: cattail, buttercup, bullrush, 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?

Approximately 30.9 acres of forested area will be cleared of vegetation.

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

There are no known listed threatened, endangered or rare plant species on or near the RSF site or the overflow route.

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

Landscaping installed around the RSF shall comply with the Open Woodland standards of the 2009 Surface Water Design Manual's Guidelines for Naturalist Plantings (see page 5-24) per Section 6.1.2 of the Development Agreement.

e. List all noxious weeds and invasive species known to be on or near the site.

Some typical noxious weeds known to be in the area include common tansy, knapweed, purple loosestrife, reed canary grass, evergreen blackberry, and Himalayan blackberry.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

☒ **birds:** ***hawk***, heron, eagle, ***songbirds***, other:
☒ **mammals:** ***deer***, ***bear***, ***elk***, beaver, other:
☒ **fish: salmon**, **trout**, herring, shellfish, other ________

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

There are no threatened or endangered species on or near the Regional Stormwater Facility site. Crisp Creek is located near the overflow route and in its lower reach provides spawning and rearing habitat for coho, Chinook, chum and winter steelhead. Puget Sound Chinook salmon are a listed species. Crisp Creek also serves as a water supply for the Keta Creek Hatchery operated by the Muckleshoot Indian Tribe.

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

The general area is part of the Pacific Flyway for migratory birds. The Green River is a salmon migration route.

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

No measures are proposed.

e. List any invasive animal species known to be on or near the site.

There are no known invasive animal species on or near the site.

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.

The completed project is an infiltration pond that will function using gravity, and will not require any energy source.

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

The project will not affect the potential use of solar energy by 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:

No energy conservation features are included in the proposal.

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, under normal working conditions, that environmental health hazards will be encountered, 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 for environmental hazards.

1) Describe any known or possible contamination at the site from present or past uses.

There is no known contamination, and it is unlikely that any will be encountered due to the relatively undeveloped nature of the site and overflow route.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known existing hazardous chemicals or conditions that will affect the project.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Fuel may be used during construction to refuel construction equipment. Other oils and lubricants may be used to maintain construction equipment. There will be no toxic or hazardous chemicals that will be stored or used once construction is complete.

4) Describe special emergency services that might be required.

No special emergency services are anticipated for the project. However, injuries can occur during construction work, in which case emergency medical services may be required.

5) 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 construction. 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 contractor will submit an environmental plan with future permits. The environmental plan will 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)?

Existing noise levels are very low in the vicinity of the Regional Stormwater Facility. Traffic noise is located near the overflow route where it follows the alignment of 218th Avenue SE. There are no noise sources that exist in the area that will affect the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Temporary noise levels will be produced during construction by equipment and vehicles. Construction noise can range from 70 to 95 decibels and be both periodic with high intensity bursts and of a longer continuous duration. The construction noise would occur during daylight hours. There will be no noise generated during operation of the stormwater facility.

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

Construction noise levels are exempted from the King County noise ordinance. However, construction will comply with the construction work hour limits identified in the King County noise ordinance.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site of the Regional Stormwater Facility is currently vacant forest land. The Ten Trails residential subdivision is located to the east of the proposed stormwater facility. The proposal provides stormwater facilities for portions of the Ten Trails development and for The Reserve at Woodlands development, as well as providing stormwater management and flood control for Horseshoe Lake which is surrounded by existing residential development. Land uses along the overflow route include forested land, pasture and residential uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site has not been used as farmland and is not currently being used as working forest.

1) **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

The proposal will not affect or be affected by surrounding working farm or forest land operations.

c. Describe any structures on the site.

There are no structures on the Regional Stormwater Facility site.

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

No structures will be demolished.

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

The Regional Stormwater Facility and groundwater monitoring well sites are zoned Rural Area 5 (RA-5), (one dwelling unit per 5 acres). The overflow route is zoned RA-5, Rural Area 10 (RA-10) and Agriculture 10 (A-10).

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

The current comprehensive plan designation of the Regional Stormwater Facility and groundwater monitoring well sites are Rural Area (RA). The overflow route's comprehensive plan designations are RA and Agriculture (AG).

g. If applicable, what is the current shoreline master program designation of the site?

The shoreline master program designation of the Green River at the termination of the overflow route is Forestry Shoreline.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The Regional Stormwater Facility is located over a Category II critical aquifer recharge area (CARA). King County has also classified portions of the overflow route as critical areas including landslide, erosion and seismic hazards. Nearby wetlands, Crisp Creek, and Green River are all classified as critical areas by the county.

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

No people will reside or work in the completed project. Periodic maintenance activities will be conducted.

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

The project will not displace any people.

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

No measures are proposed.

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

No measures are proposed.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No measures are proposed.

9. Housing

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

No housing units are proposed as part of the project; however, the Regional Stormwater Facility will serve future residential development at The Reserve at Woodlands and Ten Trails.

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

No housing units will be eliminated.

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

No measures are proposed.

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.

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

No views will be altered or obstructed.

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

No measures are proposed.

11. Light and Glare

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

The project will not produce any light or glare.

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

No light or glare will be produced from the finished project.

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

There are no off-site sources of light or glare that will affect the project.

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

No measures are proposed.

12. Recreation

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

Flaming Geyser State Park, Whitney Bridge Park, and the Green River are located south of the RSF site and near the overflow route. Lake Sawyer Regional Park is located north of the proposed Regional Stormwater Facility. A King County regional trail corridor is located east of the RSF and is planned to continue south and west out to 218th Ave SE.

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

The project will not displace any existing recreational uses.

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

No measures are proposed.

13. Historic and Cultural Preservation

a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.**

There are no historic buildings, structures or sites located on or near the Regional Stormwater Facility site.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

The Regional Stormwater Facility site itself does not have any historic or cultural significance. The wider general area was historically used to mine coal and has a rich mining history. The Muckleshoot Indian Tribe historically lived in the Green River Valley and other tribes such as the Duwamish and Snoqualmie used the area as well, thus there is potential for cultural resources to be found where the overflow route runs across the Green River floodplain. A cultural resources pedestrian survey and subsurface shovel test probe excavation identified one precontact lithic isolate. The lithic isolate does not meet the significance criteria and is recommended Not Eligible for Listing on the National Register of Historic Places. (See *Cultural Resources Investigation for the Reserve at Woodlands Project, King County, Washington*, by Tierra Right of Way, April 21, 2021)

c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

The Washington Department of Archaeology and Historic Preservation's WISSARD database was accessed to determine if there were any properties eligible for listing on the historic register or cultural resources. The Green River Valley area is identified as having a high potential for cultural resources in the WISSARD database. Additionally, a Cultural Resources Report has been prepared. (See *Cultural Resources Investigation for the Reserve at Woodlands Project, King County, Washington*, by Tierra Right of Way, April 21, 2021).

d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

In the event of an inadvertent discovery of human remains or historic/cultural artifacts all work in the area of the find will be immediately suspended and the area will be preserved and untouched pending notification of the Washington Department of Archaeology and Historic Preservation and subsequent notification of tribal representatives. The Cultural Resources Report recommends no additional archaeological investigation for the project as currently planned. (See *Cultural Resources Investigation for the Reserve at Woodlands Project, King County, Washington*, by Tierra Right of Way, April 21, 2021)

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The Regional Stormwater Facility site will be accessed by pedestrians via a trail that connects to 218th Avenue SE. Initial road access for maintenance may be from the future entry road to the Reserve at Woodlands. Following the recording of the final plat for The Reserve at Woodlands, road access for maintenance will come from a road connection in the Ten Trails project.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The Regional Stormwater Facility site is not served by public transit. The nearest transit stop is King County METRO's Transit Route 143 that stops at Black Diamond-Ravensdale Road and 3rd Avenue approximately 2 miles from the stormwater pond site.

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

There is an existing gravel road that may require some additional improvements during construction of the Regional Stormwater Facility. Following the recording of the final plat for The Reserve at Woodlands, road access for maintenance will come from a road connection in the Ten Trails project.

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

The project does not occur in the vicinity of water, rail or air transportation.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Once constructed the project will not generate any significant vehicle trips. Periodic vehicle trips will be necessary for maintenance activities.

f. **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

The project will not interfere or be affected by the movement of agricultural or forest products.

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

No measures are proposed.

15. Public Services

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

The project will not result in the increase for public services.

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

No measures are proposed.

16. Utilities

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

There are no utilities currently at the site.

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.**

No utilities are ~~necessary~~ anticipated for the project. In the event that water service is required for temporary irrigation of landscaping, such water will be provided by the Covington Water District.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

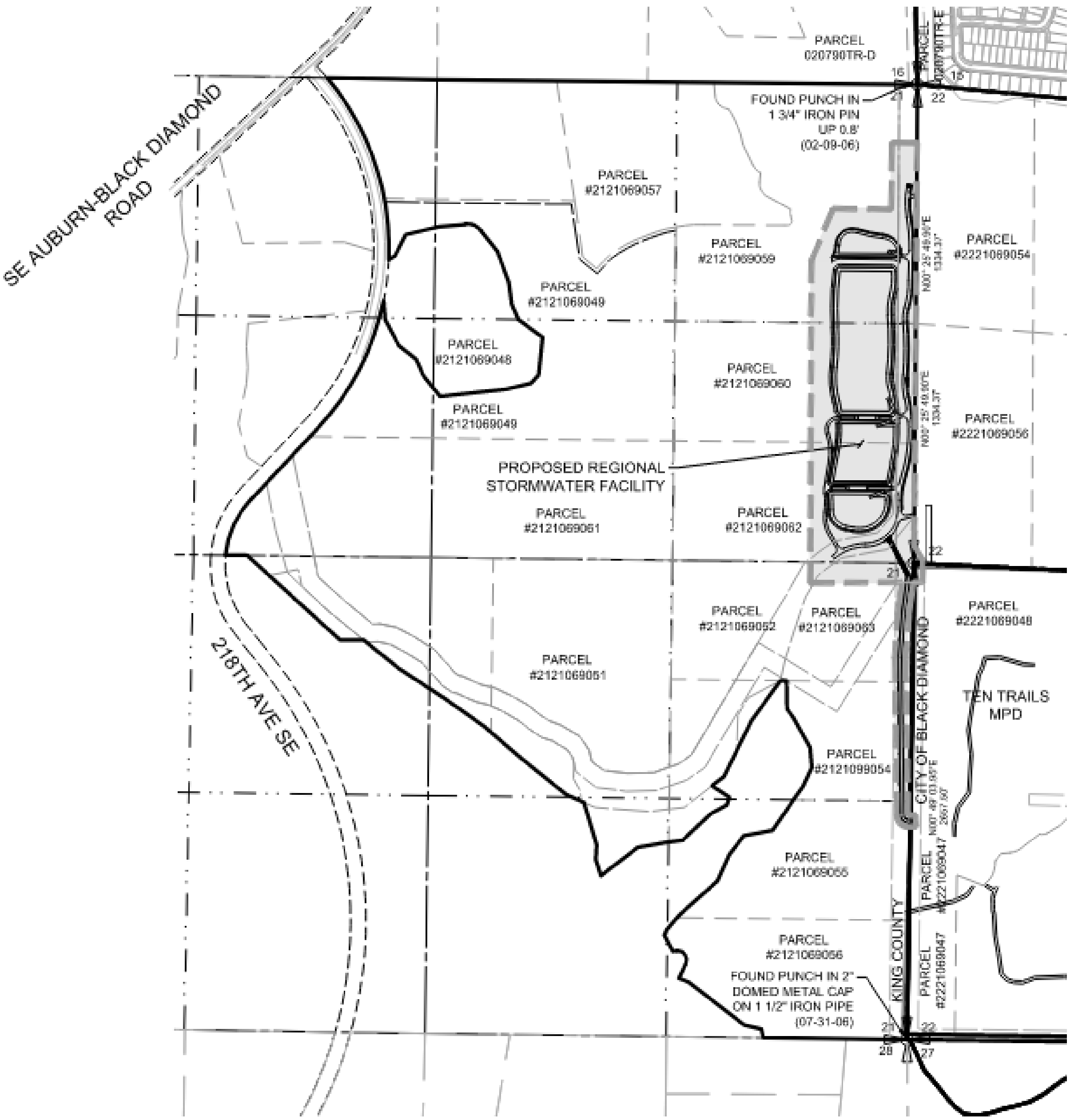
Signature: ______________________

Name of signee: Justin Wortman

Position and Agency/Organization: <u>Senior Project Manager, Oakpointe</u>

<u>CCD Black Diamond Partners LLC</u>

Date Submitted: November 20, 2024<u>, Revised July 14, 2025</u>



SITE PLAN

SCALE: 1"=500'