

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:

SE Auburn-Black Diamond Road and 218th Ave SE Intersection Improvements, Phase 1

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
Oakpointe
3025 112th Ave NE, Suite 100
Bellevue, WA 98004
(425) 898-2100

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

4. Date checklist prepared:

June 2, 2025

5. Agency requesting checklist:

King County

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

Construction of the first phase of improvements to this intersection is required by the City of Black Diamond to occur prior to the City's issuance of a certificate of occupancy for the 1,394th ERU within The Villages and Lawson Hills MPDs. However, due to more extensive improvements being required, a six-month extension was granted by the City of Black Diamond when it approved the Phase 3 Detailed Implementation Schedule on April 4, 2024. Construction is proposed to commence in 2025, once all necessary approvals and permits have been issued.

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

A second phase of improvements is also required by the City of Black Diamond for The Villages and Lawson Hills MPDs that includes construction of an east-bound right-turn lane within the roundabout. This second phase of improvements is required by the 6,109th ERU within these MPDs.

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

The Villages Master Planned Development Draft EIS, September 1, 2009, (the “DEIS”), The Villages Master Planned Development Final EIS, December 2009 (the “FEIS”), The Lawson Hills Master Planned Development Draft EIS, September 1, 2009 (the “DEIS”) and The Lawson Hills Master Planned Development Final EIS, December 2009 (the “FEIS”) describe probable environmental impacts for The Villages and Lawson Hills MPDs of which this application is a part. Supplemental to the DEIS and FEIS, and the information in this checklist, are the following technical studies specific to this proposal:

- Critical Areas Determination for CCD BD – ABDR-218th King County, WA by Wetland Resources, Inc., dated May 24, 2024, included as “Attachment A”; and
- Wildlife Habitat Assessment for Reserve at Woodlands King County, WA by Wetland Resources, Inc., dated August 30, 2019, included as “Attachment B”; and
- Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report – SE Auburn-Black Diamond Road and 218th Avenue SE Intersection, King County, Washington by Associated Earth Sciences Inc., dated June 2, 2025, included as “Attachment C”; and
- SE Auburn-Black Diamond Road and 218th Avenue SE Intersection Improvement - Technical Information Report by David Evans and Associates, Inc., dated March 13, 2025, included as “Attachment D”; and
- Traffic Monitoring Report for Ten Trails and Lawson Hills Master Planned Developments – Phase 3 by TranspoGroup, dated January 2024, included as “Attachment E”; and
- Detailed Implementation Schedule Phase 3 Regional Infrastructure Improvements by TranspoGroup, dated January 22, 2024, included as “Attachment F”; and
- Channelization, Signing and Illumination Plan and Illumination Calculation Summary by David Evans and Associates, Inc., dated January 23, 2025, included as “Attachment G”.

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.

No applications are pending for government approvals directly affecting the property covered by this project.

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

The following approvals or permits will be needed for this proposal:

- SEPA Threshold Determination..... King County
- Critical Areas Determination..... King County
- Clearing and Grading Permit..... King County
- Right-of-Way Use Permit King County
- Engineering and Utility Permits King County

- Tree Removal Permit King County
- Stormwater Pollution Prevention PlanWA Department of Ecology
- NPDES General Construction Stormwater PermitWA Department of Ecology

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.)

The project consists of construction of intersection improvements to SE Auburn-Black Diamond Road and 218th Ave SE. Phase 1 of the intersection improvements includes construction of a single-lane roundabout. Improvements include stormwater flow control and enhanced water quality treatment, utility installation and modification, curb-gutter-sidewalks, and landscaping.

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 project site is located on SE Auburn-Black Diamond Road at the intersection with 218th Avenue SE. The site is located within a portion of the SW ¼ of Section 16 and NW ¼ of Section 21, Township 21 North, Range 6 East, Willamette Meridian, within unincorporated King County, Washington.

B.Environmental Elements

1. Earth

a. General description of the site:

Circle or highlight one: **Flat**, rolling, **hilly**, steep slopes, mountainous, other:

The site's topography is generally flat where the existing roadways are located, with roadcuts ranging from 0 to 2 feet along the northeast leg of SE Auburn-Black Diamond Road and up to approximately 12 feet on the southwest portion. There is an intervening slope of about 34% where the site extends east from the proposed stormwater infiltration facilities.

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

The maximum slope on the site is 34%, extending east from the proposed stormwater infiltration facilities. Existing road cuts and fills for SE Auburn-Black Diamond Road are generally 10 feet or less in height and are considered legally graded slopes.

- 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.**

On-site soils at the project site are mapped as Everett very gravelly sandy loam, 8 to 15 percent slopes (EvC) and soils within the Crisp Creek tributary west and south of the site are underlain by Alderwood and Kitsap soils, very steep (AkF).

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

Associated Earth Sciences performed an assessment of geologically sensitive areas on the site in accordance with King County Code (KCC) Section 21A.24.110. AESI found that no slopes within 100 feet of the site qualify as a Landslide Hazard Area (as defined by KCC 21A.06.680) or Steep Slope Hazard Area (as defined by KCC 21A.06.1230). Slopes along Crisp Creek, which is approximately 300 feet west of the proposed improvements, have gradients in excess of 40% and are categorized as a "Steep Slope". Please see the *Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report – SE Auburn-Black Diamond Road and 218th Avenue SE Intersection, King County, Washington* by Associated Earth Sciences Inc., dated June 2, 2025, for a more detailed discussion.

- 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.**

Grading and excavation are necessary to prepare the site for the proposed intersection improvements. It is estimated that there will be approximately 1,501 cubic yards of fill and 1,308 cubic yards of excavation over the entire project site. Fill will be sourced from the onsite excavation if the material is suitable. Otherwise, fill will be sourced as construction fill material from an acceptable provider. If excavation material is unaccepted for use on site, the excavation material will be trucked to an approved collection site.

- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

The site soils contain significant quantities of silt and fine sand and are considered to be sensitive to erosion when wet; as such limited erosion could occur as a result of the initial construction on-site. Temporary erosion and sedimentation control (TESC) measures will be utilized during the construction phase to minimize potential erosion impacts. Temporary erosion and sedimentation control plans must be submitted to and approved by King County prior to any clearing or grading activity.

Typical construction-related erosion impacts include silt and sediment being carried offsite by stormwater and entering wetlands, creeks, or other water bodies. Once construction is complete, use-related erosion impacts are unlikely since the site will be stabilized from an erosion control standpoint, and all stormwater will be directed to stormwater facilities.

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

It is anticipated that approximately 42 percent of the site will be covered by impervious surfaces – the remainder will be pervious areas (street trees and native plantings will be provided in the center of the roundabout, and low-water grass will be planted between the back of sidewalk and the clearing limits to limit erosion). Impervious surfaces include new and replaced impervious surfaces located within the existing right-of-way.

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

The site will be stabilized consistent with an approved TESC plan meeting the 2021 King County Surface Water Design Manual (Amended in 2024) (2024 KCSWDM) and King County requirements. 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 of best management practices (BMPs), which could include all or a combination of the following:

Stabilization BMPs may include but are not limited to:

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

Structural BMPs may include but are not limited to:

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

- Rock outlet protection
- Installation of rock pad construction entrances
- Installation of truck wheel wash pads
- Inspection of facilities at regular intervals

In addition to 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. (See submitted plan sheets 3 and 4).

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 construction phase of this project.

Long-term air impacts would be those typically associated with vehicle traffic. Sources of long-term emissions and odor will include vehicle emissions from vehicle use of the road improvements.

- b. Are there any off-site sources of emissions or odor 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 proposed project.

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

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

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.**

The Critical Areas Determination for CCD BD – ABDR-218th King County, WA by Wetland Resources, Inc., dated May 24, 2024, identified two streams in the vicinity of the project site. Crisp Creek and Stream E are both Type F streams subject to a 165-foot buffer per King County Code (KCC) 21A.24.

- 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 project site is approximately 300 feet east of Crisp Creek. No impacts to either Crisp Creek or its buffer will occur as a result of the intersection improvements. Please see the Critical Areas Determination for CCD BD – ABDR-218th King County, WA by Wetland Resources, Inc., dated May 24, 2024 and the submitted plan sheets for more information.

- 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 any surface water or wetland.

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

This project does 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 King County Flood Insurance Map indicates that the site does not lie 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.**

No discharges of waste materials to surface waters is proposed.

b. Ground:

- 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 a general description, purpose, and approximate quantities if known.**

No groundwater will be withdrawn for any purposes.

Stormwater is proposed to be discharged to groundwater. Please see SE Auburn-Black Diamond Road and 218th Avenue SE Intersection Improvement - Technical Information Report by David Evans and Associates, Inc., dated March 13, 2025 for a description of the stormwater facilities and approximate quantities.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 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.**

Stormwater runoff from new and replaced impervious surfaces on the site will be treated in accordance with the 2021 King County Surface Water Design Manual, amended in 2024 (2024 KCSWDM). Currently, runoff from existing impervious surfaces sheet flows off the crowned road and was observed to infiltrate into native outwash soils. The project will provide enhanced basic water quality treatment through the use of large sand filter. The project will infiltrate all stormwater onsite via an onsite infiltration pond, maintaining the existing downstream basin. For more information, please refer to the *SE Auburn-Black Diamond Road and 218th Avenue SE Intersection Improvement - Technical Information Report* by David Evans and Associates, Inc., dated March 13, 2025.

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

No waste materials are anticipated to enter ground or surface waters; however the site is located within the limits of a Critical Aquifer Recharge Area (CARA) – Category II. Based on the limited scope of the project, it is anticipated that proper employment of a TESC plan and spill control plan, as well as adherence to the recommendations for design of the infiltration facility as provided in the *Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report – SE Auburn-Black Diamond Road and 218th Avenue SE Intersection, King County, Washington* by Associated Earth Sciences Inc., dated June 2, 2025, will mitigate risk for groundwater contamination.

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

The proposed project will not alter or affect drainage patterns. Onsite infiltration of stormwater runoff from the project will maintain the existing downstream basin as, in the existing condition, stormwater runoff was observed to sheet flow off the site and infiltrate into native outwash soils. Stormwater from the upstream basin that is not part of the project and does not infiltrate will be conveyed through the project via a bypass system to maintain existing drainage patterns. For more information, please refer to the *SE Auburn-Black Diamond Road and 218th Avenue SE Intersection Improvement - Technical Information Report* by David Evans and Associates, Inc., dated March 13, 2025.

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

Stormwater from pollution-generating surfaces will be routed to a stormwater infiltration pond and water quality treatment facilities. The proposal will adhere to the requirements for full drainage review contained in the 2024 KCSWDM.

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 57 percent of the site, or 1.42 acres, will be cleared for the proposed intersection improvements. A mixture of trees, plants and shrubs will be cleared within the project limits. See the *Wildlife Habitat Assessment for Reserve at Woodlands King County, WA* by Wetland Resources, Inc., dated August 30, 2019, for more information on the vegetative species found within the project site.

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

There are no known threatened or endangered plant species on or near the proposed improvements.

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

Following the completion of construction all disturbed areas will be stabilized and hydroseeded with perennial ground cover grass to minimize erosion.

Plantings within the roundabout are proposed and will include street trees and native shrubs. See the submitted plan sheets 25-27.

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

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

5. Animals

- a. List any birds and other animals that 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: bass, salmon, trout, herring, shellfish, other:

Reference the Wildlife Habitat Assessment for Reserve at Woodlands King County, WA by Wetland Resources, Inc., dated August 30, 2019.

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

The Washington Department of Fish and Wildlife documents the presence of Coho salmon in Crisp Creek approximately 500 feet downstream of the intersection of SE Auburn-Black Diamond Road and 218th Avenue SE. Crisp Creek is classified as a Type F, fish-bearing stream and subject to a 165-foot buffer. No development activity is proposed to occur within Crisp Creek or its buffer. Please see Critical Areas Determination for CCD BD – ABDR-218th King County, WA by Wetland Resources, Inc., dated May 24, 2024 for more information.

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

The site is part of the Pacific Flyway migration route found through the Puget Sound Lowlands. Additionally, the site is mapped within a Regular Concentration Area for elk and the Wildlife Habitat Assessment for Reserve at Woodlands King County, WA by Wetland Resources, Inc., dated August 30, 2019, found migration and foraging routes for elk on the site, particularly closer to the Crisp Creek corridor. Elk are designated a priority species by the Washington Department of Fish and Wildlife (WDFW), but their habitat is not considered a Fish and Wildlife Conservation Area (FWCA) per WDFW.

- 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.

Electricity will be used for the new streetlights.

- 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 measures are proposed.

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 because 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.**

None known.

- 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.**

None known.

- 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 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.

- b. Noise**

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

There is existing noise typical of traffic on SE Auburn-Black Diamond Road and 218th Avenue SE; however, this is not anticipated to 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)?**

Short-term impacts may result from the use of construction equipment during site development and during the construction phases of the intersection improvements.

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

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

The Applicant will adhere to the work hours of operation established in King County Code, Section 12.86.520, which limits the sound made by heavy equipment on construction sites to the hours of 7:00 am through 7:00 pm on weekdays and 9:00 am through 7:00 pm on weekends, and further limits the noise made by impact equipment to the hours of 8:00am through 5:00pm on weekdays and 9:00am and 5:00pm on weekends.

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 project site is currently a 3-way intersection of SE Auburn-Black Diamond Road and 218th Ave SE that is stop controlled for the westbound lane of 218th Ave SE. The proposed intersection improvements would result in a roundabout, which would require additional right-of-way which would be dedicated from adjacent property the proponent owns. The adjacent properties are all undeveloped. Further down SE Auburn-Black Diamond Road to the northeast are a few single-family residences.

- 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 because 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 working farmlands or working forest lands.

- 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 and will not be affected by surrounding working farm or forest land business operations.

c. Describe any structures on the site.

There are no structures on the 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 roads themselves do not have any zoning classifications on them. The area surrounding the proposed roundabout that would be utilized for the intersection improvements is zoned RA-5 Semirural Residential.

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

The site primarily consists of rights-of-way (ROW), however the King County Comprehensive Plan identifies the comprehensive plan designation of both the rights-of-way and the area outside of the right-of-way that would be utilized for the intersection improvements as Rural Area (RA).

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 a critical area by the city or county? If so, specify.

Please see description of environmentally sensitive areas in question B.3.a.1. above.

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

No people will work or reside in the completed project.

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

No people will be displaced.

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.

None.

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

No housing will be eliminated.

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

None 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?**

Street lights will be added and will be approximately 35 feet high.

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

None.

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

None proposed.

11. Light and glare

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

Light will be generated from newly installed streetlights and automobile usage. Light would generally occur during the evening and night.

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

No light or glare is anticipated to cause a safety hazard or interfere with views.

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

There are no existing 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?**

There are several community parks in the vicinity of this site that include recreational opportunities, including the Black Diamond Open Space, Keevie Lake Natural Area, Whitney Bridge Park, Green River Natural Area, Flaming Geyser Park/Natural Area, Eagle Creek Community Park, Lake Sawyer Regional Park (undeveloped) and Ginder Creek Park (undeveloped).

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

No authorized recreational uses will be displaced.

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

No 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 places or objects listed on or proposed for any historic registers.

- 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.**

There are no landmarks, features, material evidence, artifacts or areas of culture significance or Indian or historic use/occupation.

- 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 Department of Archeology and Historic Preservation (DAHP) WISAARD database identified the site as Moderate Risk when assessing potential impacts to cultural resources in or adjacent to the project area. As the site is already developed and the majority of the construction will largely take place within the right-of-way, a cultural resources survey was not required for the project, however if cultural resources are found during construction, the proponent will utilize the measures below to ensure there are no impacts to resources.

- 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 work will immediately be suspended and the contractor or responsible party will immediately call 911. If historic/cultural artifacts are found, 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.

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 site is served by SE Auburn-Black Diamond Road and 218th Avenue SE.

- 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 site is not currently served by public transit. The location of the nearest transit stop (King County Metro Transit route 907 Weekday service to Renton Transit Center) is approximately 1.5 mile away at Baker Street & 3rd Avenue.

- 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).**

The proposal includes a new roundabout on SE Auburn-Black Diamond Road and 218th Avenue SE. Phase 1 of the project (covered by this checklist) includes construction of a single-lane roundabout. Phase 2 of the project would add an east-bound right-turn lane to the existing roundabout and is required by the 6,109th ERU within The Villages and Lawson Hills MPDs.

- 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 will not use or 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?**

The completed project will not generate any additional trips.

- 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 with, affect or be affected by the movement of agricultural and forest products.

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

The proposed roundabout will be constructed in phases. Traffic control during the construction phasing will be utilized in order to maintain the existing flow of traffic as best to our abilities. There may be intermittent impacts to one or both lanes of existing flows but it is not our intention to utilize complete shutdown at any point during construction.

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 increase the demand 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:

The site currently has existing water, storm and dry utilities. This project proposes to either add on to or improve each of the existing utility types found within the site.

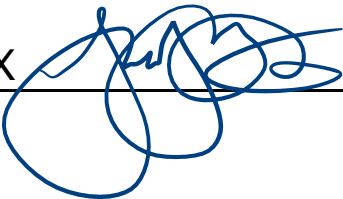
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity, water, stormwater and telephone facilities are located within the project site. Utility providers are as follows:

Water:	Covington Water District
Stormwater:	King County
Power:	Puget Sound Energy
Natural Gas:	Puget Sound Energy
Telephone:	Comcast

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.

X 

Type name of signee: Justin Wortman

Position and agency/organization: Senior Project Manager, Oakpointe
CCD Black Diamond Partners LLC

Date submitted: June 2, 2025