PLN20-0103

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Purpose of Checklist: The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help the City of Black Diamond identify impacts from a proposal (and to reduce or avoid impacts from the proposal, if it can be done), and to help the City decide whether an EIS is required.

A. BACKGROUND

1. Name of proposed project, if applicable:

State Route 169 Temporary Tee Intersection at Roberts Drive

2. Name of proponent:

CCD Black Diamond Partners LLC

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

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

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

4. Date checklist prepared:

August 28, 2020

5. Agency requesting checklist:

City of Black Diamond

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

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

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

This proposal is a condition of approval for the Villages Master Planned Development ("MPD"), for which there will be future development over 15 years. This SEPA checklist addresses plans for a temporary Tee intersection at the intersection of Roberts Drive and SR169. The Applicant expects to construct a roundabout and associated stormwater vault at this intersection in the future, but the roundabout improvement has not yet been designed. The roundabout will begin construction only after receiving all necessary approvals and permits.

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

The Villages Master Planned Development Draft EIS, September 1, 2009 (the DEIS) and The Villages Master Planned Development Final EIS, December 2009 (the FEIS) describe probable environmental impacts for the Villages MPD. As noted above, this project is required by an MPD condition of approval. Supplemental to the DEIS and FEIS, and the information in this checklist, are the following technical studies specific to this project:

A. *Ten Trails Master Planned Development State Route 169* Temporary Tee Intersection Roberts Drive and State Route 169 Final Drainage Report by David Evans and Associates, August 7, 2020
B. *Traffic Impact Study Villages MPD – Phase 1A* by Transpo Group, February 2011
   a. *The Villages MPD – Phase 1A Traffic Impact Study Update* by Transpo Group, dated May 15, 2012 and updated June 28, 2012
C. *Detailed Implementation Schedule Phase 1A Regional Infrastructure Improvements,* revised August 25, 2012; and *Approval of Regional Facilities Implementation Schedule for Phase 1A, The Villages MPD*, August 27, 2012; and
D. *Ten Trails SR 169 and Roberts Drive Improvements Channelization Plan by Transpo Group, dated August 7, 2020*
E. *The Villages MPD Phase 1A SEPA Checklist*, dated April 25, 2012; and
   a. SEPA Mitigated Determination of Non-significance (MDNS) and Adoption of Existing Environmental Document dated August 31, 2012; and

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.

None known.

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

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

- SEPA Threshold Determination ..... The City of Black Diamond
- Clearing and Grading Permit ..... The City of Black Diamond
- Right of Way Permit ..... The City of Black Diamond
- Engineering and Utility Permits ..... The City of Black Diamond
- Channelization/Construction Plan ..... WSDOT

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

The State Route 169 (SR 169) Temporary Intersection project proposes to construct a temporary tee intersection where SR 169 and Roberts Drive intersect. Improvements will include new and replaced pavement, pavement removal, signage, striping and grading activities. The proposed improvements are anticipated to be constructed beginning in 2020. The intent of these improvements is to provide an "interim" improvement that allows for quick implementation and addresses sight distance and safety concerns.

The improvements include reconfiguring Roberts Drive, resulting in one perpendicular, side-street stop-controlled approach located approximately 400 feet south of Black

Diamond-Ravensdale Road (BDRR). Eastbound left-and right-turning traffic would share the same approach lane. The northern half of the existing "Y" configuration would remain but would be striped so that only south bound SR 169 traffic turning right onto westbound Roberts Drive (a southbound-to-westbound slip lane) movements would remain. The southern half of the existing "Y" configuration would be removed.

12. **Location of the proposal. Provide a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if available.**

The site is located on SR 169 at the intersection with Roberts Drive. Specifically, the project is located between MP 8.1 to MP 8.3.

The site is located within a portion of Section 11, Township 21 North, Range 6 EWM, within the City limits of Black Diamond, Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Generally flat and rolling.

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

12%

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.**

The USDA Soil Survey indicates that the site consists of Beausite gravelly sandy loam (BeC), with 6 to 15 percent slopes.

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

None known.

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

Grading and excavation are necessary to prepare the site for the proposed intersection improvements. It is estimated that there will be approximately 1,229 cubic yards of net fill over the entire project site. The ultimate fill quantities will be determined during final engineering. It is anticipated that any excess cut required to achieve the design grade, will be removed from the site. No clearing or grading activity will start until necessary permits and approvals for such activity are obtained.

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

Limited erosion could occur as a result of the initial construction on-site; however, temporary erosion and sedimentation control (TESC) measures will be utilized during

the construction phase to minimize potential erosion impacts. Temporary erosion and sedimentation control plans must be submitted to and approved by the City of Black Diamond prior to any clearing or grading activity.

Typical construction-related erosion impacts include silt entering wetlands, creeks, or other water bodies. Use-related erosion impacts are unlikely since the site will be stabilized from an erosion control standpoint, and all stormwater will be directed to stormwater facilities.

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 43.7 percent of the site will be covered by impervious surfaces at completion of stormwater infrastructure improvements.

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 2019 DOE Stormwater Management Manual for Western Washington and City of Black Diamond 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:

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

Structural BMPs may include:

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

In addition to 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.

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 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 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 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, 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.**

      Yes, Ginder and Mud Lake Creeks flow under SR 169 at the subject location.

      Mud Lake Creek flows from east to west and enters the project boundary in the southeast corner of the SR 169/Black Diamond-Ravensdale Road intersection, where it flows through a system of two 24-inch culverts, west under SR 169. The two 24-inch culverts discharge into a small reservoir just west of SR 169. Mud Lake Creek then flows from the small reservoir westward though a 48-inch culvert, where it combines with Ginder Creek.

      Ginder Creek flows southwest along the east side of SR 169 to the west of Ravensdale Road where it enters the project boundary in the northeast corner of the SR 169/Black Diamond-Ravensdale Rd intersection. Ginder Creek is conveyed under the intersection via a 36-inch concrete culvert. The culvert discharges Ginder Creek to the west of the SR 169/Black Diamond-Ravensdale Road intersection where it combines with Mud Lake Creek. Ginder Creek continues to flow towards the southwest outside of the project boundary.

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.**

   Yes, the proposal is located within 200 feet of Ginder Creek. No impacts to Ginder Creek or its buffer are proposed.

3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.**

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

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

   No.

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.**

   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 to surface waters are anticipated.

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 Ginder Creek. Reference *Ten Trails Master Planned Development State Route 169* Temporary Tee Intersection Roberts Drive and State Route 169 Final Drainage Report by David Evans and Associates, August 7, 2020 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 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.**

Surface water runoff will be handled in accordance with the 2019 DOE Stormwater Manual for Western Washington. Stormwater in the developed condition is proposed to mimic that of the existing conditions. All runoff will sheet flow across the site towards the northwest and into Ginder Creek.

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

None known.

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

Reference *Ten Trails Master Planned Development State Route 169* Temporary Tee Intersection Roberts Drive and State Route 169 Final Drainage Report by David Evans and Associates, August 7, 2020. The proposal will comply with the 2019 DOE Stormwater Management Manual for Western Washington.

4. **Plants**

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

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

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

Temporarily impacted buffer areas consist of regularly maintained grass as well as areas containing a mix of native and non-native shrubs.

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 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 on the site all disturbed areas will be stabilized and hydroseeded with perennial ground cover grass to minimize erosion. No additional measures to enhance vegetation are proposed.

5. **Animals**

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

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

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

There are no listed threatened or endangered species known to be on or near the site. The Washington Department of Fish and Wildlife documents the presence of Coho salmon in Ginder Creek approximately 1.5 miles downstream of the intersection of SR 169 and Black Diamond-Ravensdale Road.

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

No. The site is not part of a migration route.

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

None proposed.

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.

None.

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

No.

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:

None 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 as a result of this proposal? If so, describe.

It is unlikely, under normal working conditions, that environmental health hazards will be encountered. All project-related construction will meet all current local, county, state and federal regulations for environmental hazards.

1) Describe special emergency services that might be required.

None anticipated.

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

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

b. Noise

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

None.

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 phase 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.

The Applicant will adhere to the work hours of operation established in the Villages MPD Development Agreement (12.8.13):

any sound made by the construction, excavation, repair, demolition, destruction, or alteration of any building or property or upon any building site anytime shall be prohibited on Sundays and City holidays and outside the hours of 7:00 am through 7:00 pm, Monday through Friday and 9:00 am through 5:00 pm on Saturday, subject to emergency construction and repair needs as set forth in BDMC 8.12.040.C (Exhibit "E").

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

Construction activity will be limited to hours and days as specified above.

8. Land and Shoreline Use

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

State Route 169, MP 8.1± to MP 8.3± is classified as a Type U-1 Highway (Urban-Principal Arterial) traversing generally rolling terrain in urban King County and the City of Black Diamond. The project is within the Urban Growth Area. There is an existing commercial development on the north and a residential neighborhood to the southwest of the project boundary.

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 area is zoned Community Commercial (CC) and Master Planned Development (MPD).

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

The site is designated Community Commercial and Medium Density Residential on the City's Future Land Use Map. The Medium Density Residential is subject to a Master Planned Development Overlay.

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

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

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

None.

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:**

None.

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?**

No structures are proposed.

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 street lights 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.

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:**

None.

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 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.

Yes, The City of Black Diamond maintains a park within the right-of-way.

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

There is no proposed measures to mitigate for the removal of the existing City of Black Diamond Park (Parcel #: 1121069072) as part of the temporary Tee intersection. In the future, as part of the ultimate improvement, the Applicant anticipates that a stormwater vault design will incorporate a new City of Black Diamond Park to replace the removal of the existing park. The project will create a pocket park on top of and around the stormwater vault.

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.

No.

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

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

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

This 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 proposed project is the improvement of SR 169 with its intersections at Roberts Drive.

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

King County METRO Transit route 143 Black Diamond to Downtown Seattle – Black Diamond-Ravensdale Road & 3rd Avenue

King County Metro Transit route 907 Weekday service to Renton Transit Center – Black Diamond-Ravensdale Road & 3rd Avenue.

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

Parking will not be provided. 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).**

Yes. The project includes temporary safety improvements to the intersection of SR 169 and Roberts Drive. Specifically, Roberts Drive will be reconfigured to provide a perpendicular stop-controlled approach to SR 169. Southbound SR 169 traffic will still utilize the existing connection with Roberts Drive.

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

No.

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

The completed project will not generate any additional trips.

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

No impacts to traffic are expected. If traffic control is needed at any time, it will be limited and only require temporary flagging personnel in order to maintain pedestrian and vehicular safety and to minimize impacts to users.

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.**

No.

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

None.

16. Utilities

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

Utilities are not required for the project. The replacement of an existing storm drainage catch basin is required in order to meet City Standards for minimum depth. There are no other proposed utilities for this project.

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

Sanitary Sewer:	City of Black Diamond
Water:	City of Black Diamond
Power:	Puget Sound Energy
Natural Gas:	Puget Sound Energy
Telephone:	Qwest
Cable Service:	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.

Signature: _____

Justin Wortman
Senior Project Manager
Oakpointe LLC

Date Prepared: August 28, 2020