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:

Lake Sawyer Road Frontage Improvements

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

4. Date checklist prepared:

December 21, 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 part of The Villages Master Planned Development ("MPD") now known as Ten Trails, for which there will be future development over 15 or more years.

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 of which this road project is a part. This environmental checklist is supplemental to the DEIS and FEIS. In addition, the following information is submitted in support of this work:

A. Ten Trails Lake Sawyer Road SE – Frontage Improvement Plans – by David Evans and Associates, Inc., dated November 10, 2020
B. Lake Sawyer Road SE Frontage Improvements - Drainage Report - by David Evans and Associates, Inc., dated November 20, 2020
C. Ten Trails – Phase 1B, Parcel C Preliminary Geotechnical Report by Golder dated July 2020.
D. Ten Trails – Lake Sawyer Road SE, 850 Water Main Extension Including Second Tacoma Tap and Frontage Improvements, Level II Tree Plans – by David Evans and Associations, Inc., dated December 17, 2020.

The above documents are 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.

There is a proposal to provide a connection to the Metro water and sewer lines, which would require approval by the Department of Health.

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
- Water Extension Approval ..... The City of Black Diamond
- Sewer Extension Approval ..... The City of Black Diamond
- Engineering Permits ..... The City of Black Diamond
- Tree Cutting Permit ..... The City of Black Diamond
- Right of Way Permit ..... The City of Black Diamond
- NPDES Permit ..... State Dept. of Ecology
- Utility Relocate Approvals ..... Various utility companies

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

The proposal (Lake Sawyer Road Frontage Improvements) is to make road improvements to Lake Sawyer Road SE that includes the addition of a roundabout, improvement to the road surface (the existing road surface will be removed, and new asphalt laid down), adding curbs, gutters, sidewalks and landscaping, and extending utilities (water/sewer). To enable this work, the road will need to be closed from the newly completed roundabout at Roberts Drive to a point above where the new roundabout will be constructed on Lake Sawyer Road SE. A temporary bypass road will be constructed to the west of Lake Sawyer Road SE so traffic can pass the frontage improvements construction zone. Overhead utilities (i.e., telephone and fiber optics) will be relocated outside the sidewalks. A construction staging and stockpile area will be located on Parcel C of the Ten Trails MPD. The approximate size of the project site is 93,225 ft^2 or 2.14 acres.

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 within Section 5, Township 21 North, Range 6 East, within the City limits of Black Diamond, Washington. The project is situated on approximately a portion of or next to the following King County Tax Parcels: 1521069112, 1521069110, 1521069005, 1521069097, 1521069113; and 1521069114.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The site is flat.

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

There are no steep slopes on the site.

b. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Based on the USDA Natural Resource Conservation Service Soil Survey, the site is primarily Everett very gravelly sandy loam (EvC). Because the project is within an Urban Growth boundary, the soil is not considered prime farmland.

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

There are no known hazardous soil areas or history of unstable soils in the project area.

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

Grading is proposed to construct the temporary bypass road and roundabout, install temporary construction erosion controls and permanent stormwater runoff facilities, develop a construction staging area, and extend underground utilities (water/sewer). The grading proposed consists of 628 cubic yards of cut and 2,851 cubic yards of fill. The overall net fill quantity is estimated to be approximately 2,223 cubic yards. Fill material is generally expected to come from within the Ten Trails MPD from material generated from other on-site grading activities.

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

The underlying soil type (Everett very gravelly sandy loam) is excessively drained and combined with the flat topography creates only a very slight erosion potential. Still, limited erosion could occur as a result of rain falling on disturbed soil caused by clearing and grading and construction equipment moving over the disturbed soil areas. However, temporary erosion and sedimentation control (TESC) measures will be utilized during the construction phase to minimize potential erosion impacts. Once the project is completed

no additional erosion would occur because disturbed areas would be covered with impervious surfaces or vegetated.

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

The completed project will consist of approximately 1.8 acres of impervious surface and approximately 0.34 acres of pervious surfaces. Thus, there would be approximately 84 percent impervious surface after construction. The impervious areas will consist of asphalt in the roadway and concrete curbs, gutters and sidewalks.

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 temporary erosion and sedimentation control (TESC) plan in compliance with the 2012 DOE Stormwater Management Manual for Western Washington as amended in 2014 and City of Black Diamond requirements (BDMC 15.28), The Villages MPD Permit Approval and The Villages MPD Development Agreement dated December 12, 2011. 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. Construction stormwater will be managed per the TESC Plan and Stormwater Pollution Prevention Plan (SWPPP) prior to being discharged.

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 the approved TESC plan, the contractor will be monitored by the Washington State Department of Ecology under the National Pollutant Discharge Elimination System Permit (NPDES) General Stormwater Construction Permit. As part of the NPDES permit requirements, the contractor is required to keep a copy of the SWPPP on-site for reference. The SWPPP includes objectives to implement BMPs to

minimize erosion and silt and sediment impacts from rainfall runoff during construction 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. In addition, the contractor will provide a certified erosion control supervisor to be on site whenever earthwork or other activity that might result in turbid runoff is being performed.

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.

Construction would result in the temporary generation of dust and exhaust emissions from construction equipment and vehicles. Dust from construction is generally composed of larger particles that settle fairly rapidly. Thus, dust is generally confined to the vicinity of the project area. However, dust can be spread over a larger area by strong winds or by construction vehicles entering and leaving the site, particularly those transporting cut or fill material. Heavy equipment operation and workers' vehicles will generate exhaust emissions with the potential for short-term increases in particulate matter, carbon monoxide, and nitrogen oxides. The amount of emissions to the air will be minimal and short-term occurring during the construction period.

Once construction is completed, there would be no further emissions from construction activities. Air emissions from vehicles on Lake Sawyer Road SE are anticipated to be roughly the same as existing conditions once the project is completed. Reference pages 4-87 through 4-89 of the FEIS for specific details and quantities of emissions during construction and upon project completion.

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

There are no known off-site sources of emissions or odors that will impact 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; wheel washing; 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. Reference page 4-89 of the FEIS for specific mitigation measures.

3. **Water**

a. **Surface:**

1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

There are no surface water bodies on or adjacent to the site. Horseshoe Lake lies to the west of the project site approximately 1,100 feet away from the temporary bypass road. Oak Lake is located north of the project area approximately 1,500 feet away from the new roundabout location.

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 will not require any work over, in or adjacent to any surface waters.

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

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

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

The proposal 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. If so, note location on the site plan.**

The proposal 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 waste material will be discharged into surface waters.

b. **Ground:**

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

No ground water will be withdrawn.

The project soils are excessively drained and suitable for infiltrating stormwater into the underlying aquifer. Thus, the project proposes to infiltrate stormwater primarily directing runoff to drain to a temporary Central Infiltration Facility located southwest of the proposed roundabout. This facility will be replaced in the future with a permanent facility to be constructed during a separate phase. Any stormwater not draining to the Central Infiltration Facility will be directed to a number of smaller infiltration galleries. Another purpose for infiltrating stormwater from the project is that the project area lies within the recharge area for Horseshoe Lake. Infiltrating the stormwater will help to maintain the water balance within the lake.

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.**

Rainfall is the only source of runoff. Stormwater currently flows away from the crowned centerline of Lake Sawyer Road SE and disperses along the road shoulder where it infiltrates into the ground. There are no natural surface drainage routes due to the flat topography and excessively drained soils. Groundwater from the area around the road flows towards Horseshoe Lake.

In the proposed condition, stormwater runoff will be collected via a series of catch basins, swales and piping and directed into the proposed temporary infiltration facility or smaller infiltration galleries where it will discharge into the underlying aquifer and ultimately flow towards Horseshoe Lake.

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

Construction activities such as fueling, and equipment operation and maintenance can create the potential for spills or minor leaks of fuel, oil, hydraulic fluid or other material into the soil that could make their way into the groundwater. These materials would not enter surface waters due to lack of surface water in the project area.

There is potential for waste materials from the completed road and sidewalk surface to enter groundwater via the proposed stormwater collection system.

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

A temporary erosion and control plan (TESC) and surface water pollution prevention plan (SWPPP) will be prepared for approval by the City of Black Diamond and Washington Department of Ecology (under the NPDES General Construction Stormwater permit) and implemented during construction. These plans contain BMPs for controlling surface and groundwater impacts during construction. See Section 1h above for a list of potential BMPs.

The completed project will collect the stormwater runoff from the site and direct it to infiltration facilities. There is potential for waste materials from the completed project's impervious surfaces to enter the proposed stormwater control system; therefore, basic water quality treatment will be provided by either StormFilter vaults or a wet pond ahead of the proposed infiltration facilities. The areas outside the impervious surfaces will be landscaped and stabilized to reduce any erosion potential. The proposal will comply with the 2012 DOE Stormwater Management Manual for Western Washington as amended in 2014, the Villages MPD Permit Approval and The Villages MPD Development

Agreement dated December 12, 2011, and conditions of approval associated with Ecology's NPDES General Construction Stormwater permit.

4. Plants

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

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

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

Only the areas within the clearing limits will have vegetation removed. Areas outside of the clearing limits will retain existing vegetation. Evergreen and deciduous trees and shrubs will be removed.

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

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

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

The clearing limits will be delineated (using continuous flagging and orange barrier fencing) prior to clearing and grading to minimize vegetation removal. The project will provide landscaping along Lake Sawyer Road SE and utilize a palette of native plants per the MPD agreements with the City of Black Diamond. Any fertilizer to be used in the landscaping is required to be phosphorus free.

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,
__X__ **Other:** Reference the Wildlife and Habitat section of the FEIS beginning on page 4-64.

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

According the U.S. Fish and Wildlife's Information for Planning and Consultation (IPaC) database (accessed online) there are no critical habitats at this location and no known threatened, endangered, or priority species known to be on the site. Rock Creek, which is 1,000 feet away from Lake Sawyer Road SE, is known to contain a winter run of steelhead salmon. Reference the Fish, Wildlife and Habitat section beginning on Page 4-64 of the FEIS for additional details.

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

The project site lies within the migratory bird Pacific Flyway; however, the site is not known to contain critical habitat for migratory birds.

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

No measures are 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.

Liquid fuels will be used to power construction equipment. The completed project as proposed will not require any energy.

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:

Limiting idling construction equipment will reduce the amount of fuel used during construction. The project will provide street lighting along Lake Sawyer Road SE and will use energy efficient fixtures.

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.

Construction equipment and activities such as fueling, and equipment operation (leaky equipment) and maintenance (leaky storage containers) can create the potential for spills or minor leaks of fuel, oil, hydraulic fluid or other material that could potentially pose a threat to environmental health. Project related construction activities and material handling/storage will meet all current local, county, state and federal regulations.

It is not anticipated that the completed project will result in any environmental health hazards.

1) Describe special emergency services that might be required.

No special emergency services are 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 ground water is minimized.

In order to reduce the risk of environmental health hazards during construction, the selected contractor would submit a Spill Prevention Control and Countermeasures Plan (SPCCP) with future permits. The SPCCP would include the handling of petroleum products and an emergency response procedure for any soil contaminated by a spill. The plan should include the use of fueling pads or berms located in areas where a spill could be quickly contained and where the risk of hazardous materials entering surface water is minimized, procedures to follow in case of spills, a maintenance plan to minimize leaky equipment, specify a staging area for vehicle maintenance, solid waste handling and disposal Best Management Practices (BMPs), and BMPs for any chemicals to be used or stored onsite during construction. State regulations regarding safety and the handling of hazardous materials will be followed during the construction process.

b. Noise

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

In the immediate vicinity of the proposed project is an existing gravel pit and mining operation (to the east) producing heavy equipment noise. There also several roads in the surrounding area resulting in traffic noise, as well as ongoing construction noise from the development of residential units in Ten Trails. However, there is no noise in the area that would 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.

Construction equipment and activities will create impact and prolonged duration noise during the construction period, which will vary in intensity depending on the equipment in use and type of activity. Construction activities on the site would temporarily increase the peak on-site noise levels. Reference the FEIS for a detailed discussion of construction noise impacts.

The completed project will return noise levels to the existing noise conditions. However, there may periodically be a very slight increase in noise of short duration associated with use of the sidewalks by pedestrians and bicycles.

Consistent with Section 13.7 of The Villages MPD Development Agreement, dated December 12, 2011, a short-term construction noise reduction plan has been provided that identifies BMPs and measures that will be taken for this proposal to reduce short-term noise impacts on adjacent properties. The proponent will also comply with the noise standards set forth in Section 13.7 of The Villages MPD Development Agreement dated December 12, 2011, as well as Conditions of Approval Nos. 36 – 42 of the Villages MPD Permit Approval, including the MPD Noise Control Hotline which has been established and can be reached at (425) 898-2107.

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

Construction activity will be limited to hours and days as specified by The Villages MPD Development Agreement dated December 12, 2011. These regulations, and the included short-term construction noise reduction plan will help to mitigate the potential impacts of construction noise. The Noise Review Committee, as required by Condition of Approval No. 45 of The Villages MPD Permit Approval, has been established and will meet pursuant to the terms of the condition. In addition, a noise

hotline has been established (B(7)(b)(2) above) and construction methods will comply with the Conditions of Approval Nos. 36 - 42 in the Villages MPD Permit Approval. See also response to Section 7b(2) above.

8. Land and Shoreline Use

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

The current use of the proposed frontage improvements area is as a local arterial road (Lake Sawyer Road SE). To the east of Lake Sawyer Road SE is an adjacent resource extraction operation. To the west is the wooded area where the temporary bypass road will be located, which is currently vacant. Farther west is a rural residential area. To the south is the Ten Trails residential area under construction. To the north is more vacant land.

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

The site has not been used for agriculture.

c. Describe any structures on the site.

There are no structures on the site.

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

The existing road surface will be removed and repaved.

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

There is no zoning on Lake Sawyer Road itself. The property where the bypass road will be located is zoned Master Planned Development.

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

Similar to the zoning question above there is not a comprehensive plan designation for the Lake Sawyer Road. The bypass road location has a Mixed Use designation on the City's Future Land Use Map and 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.

There are no environmental sensitive areas on or near the project site.

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

No people would reside or work in the completed project.

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

There will be no displacements.

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

No mitigation is proposed.

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

No mitigation is proposed.

9. Housing

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

No housing units will be provided.

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 mitigation is 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?

Views of the site from adjoining properties would be altered with the removal of existing vegetation. No views would be 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?

It is not anticipated that any noteworthy light or glare would be produced during construction, although some construction surfaces could produce glare at certain times of the day. The completed project will include street lighting that would produce light during the night.

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

There will be no light or glare from the finished project that would be a safety hazard or interfere with views.

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 would affect the proposal.

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

The project will comply with the City of Black Diamond's Lighting/Dark Sky Ordinance (BDMC Chapter 18.70) as set forth in Exhibit E of The Villages MPD Development Agreement dated December 12, 2011 to reduce nighttime light impacts.

12. Recreation

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

There are several community parks in the vicinity of this site, including the Eagle Creek Community Park, Lake Sawyer Regional Park (undeveloped) and Ginder Creek Park (undeveloped). There are also a number of lakes in the general area including Lake Sawyer, Horseshoe Lake, Keevie Lake and Oak Lake that provide water-based recreational opportunities.

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

No existing 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:

The project will provide sidewalks for pedestrian and bicycle recreation. Sidewalks will be ADA compliant with curb ramps.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no significant historic or cultural resources on the site. Reference pages 3-70 and 3-71 of the FEIS.

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

There are no known landmarks or evidence of historic, archaeological, scientific or cultural importance know to be on or next to the project site. Reference pages 3-70 and 3-71 of the FEIS for additional discussion.

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

The project will comply with all applicable local, state and federal laws.

14. Transportation

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

The main access to the project site is on Lake Sawyer Road SE itself. The project site can also be accessed from Roberts Drive.

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

The nearest Metro Transit Route is 143/907 that runs on SR 169 and stops at the intersection with Baker Street. This bus stop is over one mile away from the project by walking distance.

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

No parking spaces will be eliminated or created.

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

The proposal is a road improvement project for an existing public road (Lake Sawyer Road SE).

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

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

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 is not expected to generate any addition vehicle trips over the existing traffic conditions.

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

During construction, workers and trucks with materials will travel to and from the site and could be timed to avoid peak traffic hours. For example, workers can arrive early in the morning before the AM peak hour and if possible, material trips can be scheduled to occur during off-peak hours. A detour around the project construction site will be created by developing a temporary bypass route to allow traffic to move freely through the area. Flaggers, signage and barriers will be used to help general traffic avoid the construction zone and use the bypass route. The contractor will be required to prepare and implement a traffic control plan during construction.

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.

During construction, there could be a slight increase in the potential demand for emergency medical services due to the operation of heavy construction equipment.

The completed project will not result in an increase in the demand for public services. See more information related to the public service analysis contained in the FEIS beginning on page 3-72.

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

During construction, access for police or emergency medical services around the construction zone will be provided at all times.

The completed project is not anticipated to impact public services and no mitigation measures are proposed.

16. Utilities

a. Indicate utilities currently available at the site:

The site is within an existing right-of-way with an easement for public utilities. There are water, sewer, and communication services within the row/easement.

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.

The proposal will extend water and sewer lines and relocate overhead utilities outside the sidewalk.

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
CCD Black Diamond Partners LLC

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