City of Covington | 16720 SE 271st St. Suite 100 | Covington, WA 98042
City Hall – 253.480.2400 | www.covingtonwa.gov

DETERMINATION OF SIGNIFICANCE AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT INCLUDING ADDENDUM

Description of current proposal Lakepointe Urban Village Development Agreement, Boundary Line Adjustment and Zoning Map Amendment

Proponent Oakpointe Land Covington, LLC

Location of current proposal The Lakepointe Urban Village Subarea is located southeast of State Route 18 and its intersection with SE 256th Street, on the north side of Covington and consists of Parcel No. 1922069041, 3022069001, 2022069152, 2922069162, 2022069012 and 3022069090 in Covington, King County, WA.

Title of document being adopted Hawk Property Subarea Plan and Planned Action Environmental Impact Statement

Agency that prepared document being adopted City of Covington

Date adopted document was prepared November 14, 2013

Description of document (or portion) being adopted Final EIS together with the Draft EIS it completes.

If the document being adopted has been challenged (WAC 197-11-630), please describe: Not applicable.

The document is available to be read at:

- The adopted Final EIS is available at this website: http://www.covingtonwa.gov/docs/reduced_for_web_hawkpropertyfeis_2013_1114_combined.pdf
- An Addendum to the Hawk Property Planned Action Environmental Impact Statement (EIS) is posted at the City's website at: www.covingtonwa.gov/lakepointe
- A reference copy of the Finale EIS and the Addendum is also available at the following locations: Covington City Hall, 16720 SE 271st Street, Covington, WA 98042

EIS REQUIRED. The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. To meet the requirements of RCW 43.21C.030(2)(c), the lead agency is adopting the document described above. Under WAC 197-11-360, there will be no scoping process for this EIS.

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

Name of agency adopting document City of Covington

Contact person
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Responsible official
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Date: March 24, 2017 Signature Richard Hart

LAKEPOINTE URBAN VILLAGE DEVELOPMENT AGREEMENT
ZONING MAP AMENDMENT
BOUNDARY LINE ADJUSTMENT

SEPA Addendum

The potential for a development agreement was identified in the Hawk Property Planned Action Environmental Impact Statement (EIS) issued in 2013 ("Planned Action EIS"). For example, see pages 1-1, 1-3, and 4-23 of the Final EIS. Since issuing the EIS, the Hawk Property has been retitled the "Lakepointe Urban Village." The EIS evaluates the same subject area as the property proposed to be bound by the terms of the Lakepointe Urban Village Development Agreement. As such, the Development Agreement is a related proposal considered in the EIS. Because the Lakepointe Urban Village Development Agreement is consistent with the EIS alternatives and range of analysis (e.g. achieving similar environmental outcomes), the City of Covington can issue environmental analysis of the Development Agreement in the form of a State Environmental Policy Act, Ch. 43.21C RCW ("SEPA") Addendum. *See* WAC 197-11-600, -625, -630, and -706. This SEPA Addendum documents that consistency.

Pursuant to Covington Municipal Code (CMC) 18.114.040, development agreements must be accompanied and processed in conjunction with their associated underlying land use applications. As such, the Applicant has also submitted to the City an application for a Zoning Map Amendment to revise the City's zoning of the Lakepointe Urban Village to be consistent with the Hawk Property Subarea Plan (Ordinance No. 01-14) (from a combination of Mining and R-6 zones to R-6, R-12, MR, and RCMU) and Boundary Line Adjustment application for the Hawk Property to ensure that lot lines follow the newly established zoning boundaries.[1]

The Lakepointe Urban Village Development Agreement, including the Master Development Plan set forth as Exhibit J therein, and the associated Zoning Map Amendment and Boundary Line Adjustment are consistent with the growth patterns and development levels studied in the EIS as well as Planned Action Ordinance (No. 04-14) mitigation requirements. As such, the proposed Lakepointe Development Agreement and associated land use applications arguably qualify as Planned Action Projects. *See* Footnote 1 on page 1-1 of the Final EIS. The Applicant has enclosed a completed Hawk Property Subarea Checklist herewith. *See* Exhibit B to Planned Action Ordinance. Out of conservatism, however, the Applicant respectively requests that the City SEPA Responsible Official issue a new SEPA threshold determination in the form of a Determination of Significance and Notice of Adoption with this SEPA Addendum.

The definition of an addendum under the State Environmental Policy Act (SEPA) appears below:

> ***WAC 197-11-706 Addendum.*** *"Addendum" means an environmental document used to provide additional information or analysis that does not substantially change the analysis of significant impacts and alternatives in the existing environmental document. The term does not include supplemental EIS. An addendum may be used at any time during the SEPA process.*

[1] Pursuant to WAC 197-11-800(6)(f) boundary line adjustments are categorically exempt from threshold determination and EIS requirements; however, to the extent the Boundary Line Adjustment application is considered part of a series of actions or a segment of a proposal, it is referenced in the analysis in this SEPA Addendum.

1.0 FACT SHEET

Project Title

Lakepointe Urban Village Development Agreement, Zoning Map Amendment, and Boundary Line Adjustment

Proposed Action

The Applicant proposes approval of the Lakepointe Urban Village Development Agreement that vests development of the Hawk Property (now retitled Lakepointe Urban Village) to the Subarea Plan (Covington Ordinance No. 01-14), the Planned Action Ordinance (Covington Ordinance No. 04-14), the Land Use Element of the City of Covington's Comprehensive Plan, and portions of Title 18 CMC, as identified therein, for a 15-year term with the possibility of a 5-year extension. Pursuant to CMC 18.114.030(2)(e), the Lakepointe Urban Village Development Agreement includes five (5) deviations from the City of Covington's existing development code provisions regarding: (i) building frontage along the 204th Ave SE Connector; (ii) shared parking; (iii) the phasing and location of on-site recreation requirements; (iv) waiver of the City's three-year limitation rule for rezoning of property; and (v) site-wide application of the City's tree preservation requirements.

The Applicant also proposes approval of a Zoning Map Amendment to revise the City of Covington's zoning of the Lakepointe Urban Village to be consistent with the Subarea Plan and a Boundary Line Adjustment application for the Hawk Property to ensure that lot lines follow the newly established zoning boundaries.

Applicant

Oakpointe Land Covington, LLC

Lead Agency

The City of Covington

Responsible Official

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Licenses or Permits Required

As legislative items, the Planning Commission has authority to make recommendations on the Lakepointe Urban Village Development Agreement and Zoning Map Amendment. Pursuant to Covington Municipal Code Section 14.30.040, the Boundary Line Adjustment application has been consolidated with these legislative actions and, therefore, the Planning Commission will also be making a recommendation on it. The City Council has the authority to approve such items.

Date of Final Action

The City anticipates taking final action on the approval of the Lakepointe Urban Village Development Agreement, Zoning Map Amendment, and Boundary Line Adjustment on April 11, 2017. If approved, both the Development Agreement and Boundary Line Adjustment have to be recorded with the King County Recorder's Office.

Location of Background Data

See City Contact Person above.

Addendum Distribution and Availability

This Addendum to the Hawk Property Planned Action Environmental Impact Statement (EIS) is posted at the City's website at: www.covingtonwa.gov/lakepointe

The Final EIS associated with the Addendum is available at this website:
http://www.covingtonwa.gov/docs/reduced_for_web_hawkpropertyfeis_2013_1114_combined.pdf

A reference copy of this Addendum is also available at the following locations:

- Covington City Hall, 16720 SE 271st Street, Covington, WA 98043

2.0 INTRODUCTION

The purpose of this SEPA Addendum is to analyze and document the consistency between the proposed Lakepointe Urban Village Development Agreement, Zoning Map Amendment, Boundary Line Adjustment and the Subarea Plan (Covington Ordinance No. 01-14) and Planned Action Ordinance (Covington Ordinance No. 04-14). Particular emphasis is given to the analysis of the five deviations from the City of Covington's existing development code provisions regarding: (i) building frontage along the 204th Ave SE Connector; (ii) shared parking; (iii) the phasing and location of on-site recreation requirements; (iv) waiver of the City's three-year limitation rule for rezoning of property; and (v) site-wide application of the City's tree preservation requirements.

Since the City of Covington's adoption of the Planned Action Ordinance and Subarea Plan, the development status of the Lakepointe Urban Village Subarea remains largely the same. The existing mining reclamation and asphalt batch plant activities continue; however, Lakeside Industries is in the process of consolidating its asphalt batch plat activities into a smaller footprint on the site. *See* Covington Permit B16-0082.

As anticipated in the EIS, annexation of the portion of the Lakepointe Urban Village Subarea within the City's unincorporated UGA has now occurred. On November 14, 2014, the Applicant notified the City that it intended to commence annexation proceedings on the portion of the Lakepointe Urban Village designated as a Potential Annexation Area (PAA). The City hosted a public meeting on January 13, 2015, during which the City accepted the proposed annexation. On May 11, 2015, the Applicant submitted a signed 60% petition for annexation to the City for the portion of the Lakepointe Urban Village Subarea located within the PAA. The Covington City Council accepted the application and approved it on October 27, 2015, as Resolution No. 15-11, and forwarded it to the King County Boundary Review Board ("BRB") for their review and approval. The BRB approved the annexation on December 10, 2015, and, on January 12, 2016, the Covington City Council adopted Ordinance No. 01-2016, annexing the aforementioned PAA into the city limits effective January 20, 2016. As a result of this annexation, all of the Lakepointe Urban Village Subarea is now located within the jurisdictional city limits of Covington.

This SEPA Addendum accompanies and addends the Hawk Property Planned Action Environmental Impact Statement (EIS) issued in 2013 by the City of Covington (City).

3.0 DESCRIPTION OF PROPOSAL

3.1 Development Agreement

The Planned Action EIS addressed the potential for a development agreement. For example, see Draft Planned Action EIS Section 2.1:

> In the future, based on the analysis of Hawk Property Subarea Plan and Planned Action EIS, the City intends to consider a development agreement with the property developer and to annex the portion of the subarea in its potential annexation area (PAA) within the King County urban growth area (UGA) presently outside current city limits.

Or Section 1.2 of the Draft Planned Action EIS and Final Planned Action EIS:

> The proposed action specifies a maximum level of growth allowed within the Hawk Property Subarea. Consistency with this limit would be ensured through the execution of a development agreement with the property owner and developer, Oakpointe LLC, and/or through approval of a final conceptual site plan consistent with the Subarea Plan, Planned Action Ordinance, and Covington Municipal Code (CMC).

And, finally, in Footnote 1 of the Final EIS: "[t]he Planned Action [Ordinance] is based on development thresholds and performance standards (mitigation measures) of this EIS. Provided the development agreement meets the thresholds and performance standards of the Planned Action Ordinance, it is considered a planned action." As described below, the proposed Lakepointe Urban Village Development Agreement, as well as the Zoning Map Amendment and Boundary Line Adjustment, meet the thresholds and performance standards of the City's Planned Action Ordinance.

Consistent with the Planned Action Ordinance and Subarea Plan, the Applicant has designed its Lakepointe Urban Village development to create an urban village at the City's northern gateway that provides a mix of commercial development focused on regional uses and a variety of housing types. Public recreational amenities, such as parks, open space, trails, a central pond feature, and bicycle and pedestrian paths, are also included. A Master Development Plan (MDP) (included within the Development Agreement as Exhibit J) has been prepared by the Applicant to provide a conceptual diagram of the development areas, general circulation and pedestrian routes, parks, critical areas, and a resulting central pond feature in the Lakepointe Urban Village and to satisfy the "final conceptual site plan" criterion set forth in Section 1.2 of the Draft and Final EIS.

The proposed Development Agreement authorizes development within the Lakepointe Urban Village consisting of the range of the Minimum (1,000 residential units, 680,000 commercial square feet) and Maximum Urban Village (1,500 residential units, 850,000 commercial square feet) alternatives as set forth in the EIS's Preferred Alternative. *See* Section 9 of the Development Agreement. The Applicant may not develop more than the Maximum Urban Village alternative without seeking a major amendment to the Development Agreement requiring legislative approval from the City Council and additional environmental review. See Section 9.4 of proposed Lakepointe Urban Village Development Agreement.

The Development Agreement also vests the Lakepointe Urban Village to the Subarea Plan, the Planned Action, the Land Use Element of the Comprehensive Plan, and portions of Title 18

CMC (excluding CMC Chs. 18.47, Protection and Preservation of Landmarks, Landmark Sites and Districts; 18.55, Signs; 18.65, Critical Areas; 18.90, Residential Density Incentives; 18.95, Transfer of Residential Density Credits; and 18.122 Parks, Recreational Facilities and Open Space Impact Fees) for a 15-year term with the opportunity for a 5-year extension. See Sections 16 and 35 of the proposed Lakepointe Urban Village Development Agreement.

In the proposed Development Agreement, and pursuant to CMC 18.114.030(2)(e), the Applicant requests five (5) deviations from the City's existing development code provisions, detailed in Development Agreement Section 18 regarding: (i) building frontage along the 204th Ave SE Connector; (ii) shared parking (*see* Section 18); (iii) the phasing and location of on-site recreation requirements; (iv) waiver of the City's three-year limitation rule for rezoning of property; and (v) site-wide application of the City's tree preservation requirements. The impacts, if any, associated with each of these deviations is described in detail below.

As consideration for the vesting term and deviations summarized above, the terms of the proposed Development Agreement require the Applicant to provide the following public benefits within the Lakepointe Urban Village (see Section 6):

- Vehicular parking for Cedar Creek Park visitors in close proximity to the park's access points as well as pedestrian access points to allow people the opportunity to enjoy the park's trails and natural setting;

- Reserve space for a Covington Police Department storefront substation within the commercial area of the Lakepointe Urban Village; and

- Integrate sustainability measures, such as the principles of smart growth, urbanism, and green building, into the design of the Lakepointe Urban Village.

As a result of complying with the terms, mitigation measures, and regulations of the Subarea Plan, Planned Action, and applicable CMC provisions, the Lakepointe Urban Village will also include and create the following notable elements and impacts:

- Substantially reduced emergency response time from Fire Station #78 to the existing neighborhoods located south of the Lakepointe Urban Village as a result of the new Covington Connector and the connection to 191st Place SE;

- Reduced congestion on State Route 516 as a result of the new Covington Connector by diverting an estimated 440 peak hour trips to the new roadway;

- A wildlife crossing will be incorporated into the design of the Covington Connector to reduce habitat fragmentation between the Jenkins Creek corridor and habitat patches;

- A stewardship program for the Lakepointe Urban Village's open space corridors and/or critical area tracts;

- Two gateway elements shall be installed at the entrances of the Lakepointe Urban Village Subarea, one on the west side at the intersection of SR 18 and SE 256th, and the other at southeast side where it connects in to the 204th Ave SE roadway;
- A public gathering place at least ½ acre in area integrated into the commercial area of the Regional Commercial Mixed Use Zone of the Lakepointe Urban Village suitable for special events and celebrations;
- A second public gathering place at least ½ acre in area adjacent to the Lakepointe Urban Village's central pond feature that will serve as a major public amenity;
- Publicly accessible park and recreational space, consistent with the minimum requirements of CMC 18.35.150-190 (Exhibit B), in addition to a comprehensive trail system and required gathering areas, that will be open to the public but privately owned, so that the new parks and trails will be available to the community at no cost to the City or its existing residents;
- A wide range of housing options both for rent and sale to accommodate a wide spectrum of the future residents' needs;
- Significant additional retail sales tax base to the City through the development of a retail center providing both local and regional tenants in a well-planned, pedestrian friendly environment; and
- Opportunities for special events both within the retail area of the Lakepointe Urban Village and the parks and trails for community events such as art shows, auto clubs, music performances, movie nights, walking clubs, and similar events.

The proposed Development Agreement provides for, among other things, the conditions of the City's Lakepointe Urban Village Subarea Plan (Ord. No. 01-14) to run with the Lakepointe Urban Village and bind the Hawk Property Owner's and Master Developer's heirs, successors and assigns; provide greater certainty about the character and timing of commercial and residential development within the Lakepointe Urban Village; provide for orderly development of the Lakepointe Urban Village on a comprehensive basis consistent with the MDP; allow for timely mitigation of probable significant adverse environmental impacts; encourage economic development within the City; contribute to the City's fiscal performance; and the public benefits summarized above.

Along with the proposed Development Agreement, the Applicant has submitted to the City an application for a Zoning Map Amendment (Application No. LU16-0025) to revise the City's zoning of the Lakepointe Urban Village to be consistent with the Subarea Plan (from a combination of Mining and R-6 zones to R-6, R-12, MR, and RCMU). Pursuant to CMC 18.114.040, the proposed Development Agreement is being processed in conjunction with the Zoning Map Amendment application, as well as with a Boundary Line Adjustment application for five (5) parcels of the Lakepointe Urban Village, also submitted by the Applicant, to ensure that lot lines follow the newly established zoning boundaries.

3.2 Building Frontage on Covington Connector

The Planned Action EIS assumed inclusion of design standards as mitigation for land use patterns. Section 3.7 of the Planned Action EIS mitigation measures provides: "Both Action Alternatives would be developed under the provisions of the Hawk Property Subarea Plan, which includes development and design guidelines intended to minimize incompatibilities between commercial and residential uses within the subarea and to reduce overall visual bulk."

Section 18 of the proposed Lakepointe Urban Village Development Agreement provides a deviation from the Covington Municipal Code (CMC 18.35.310(3)) by allowing building frontage along a designated portion of the Covington Connector to be no less than forty percent (40%) instead of the code-required sixty percent (60%) provided a twenty-five (25) foot wide qualifying plaza or landscaped area is provided as compensation. The City's building frontage requirement is intended to meet its goals for pedestrian orientation and articulation. The proposed building frontage deviation will still accomplish these goals by ensuring at least forty percent (40%) of the portion of the Covington Connector (less any intersections and any portion of the roadway depressed more than six (6) feet below the adjacent commercial pad grade) shown in Exhibit M will be fronted by commercial development while at the same time helping to reduce bulk and increase landscaping for an overall friendlier pedestrian experience. The additional conditions set forth in Section 18 further mitigates the pedestrian experience along the Covington Connector. Thus, no significant adverse environmental impacts are expected as a result of this deviation.

The language in the Hawk Property Subarea Plan at Section 18.35.310(3) addresses the Covington Connector character. This section notes that the Covington Connector should 1) attenuate traffic speeds, 2) support active street-level uses, and 3) enhance pedestrian comfort and safety. Further, this section states that an interconnected system of pedestrian and bicycle facilities shall provide access to all areas of the community, to adjacent neighborhoods and to connect to adjacent parks, sidewalks, street-ends and trails.

At the time the Hawk Property Subarea Plan was being developed and Section 18.35.310 adopted into Covington Municipal Code, the opportunity to create a unique urban village was not fully realized. Early concepts for the retail portion of the project were akin to a traditional suburban destination retail with large format shops, large parking field and local shops fronting the Covington Connector. The project has been substantially refined and has added structured parking to significantly reduce the size of surface parking areas. Further, two very strong urban corridors have been provided through the commercial area to enhance the urban feel which includes an at-grade overcrossing of the Covington Connector to enhance the pedestrian experience and pedestrian safety. Bicycle lanes have been added to the Covington Connector, and, as shown on the trails map, several links to the trails system are possible from the Covington Connector. A median has been added to the Covington Connector to help attenuate speed, and three stoplight controlled intersections will both control speed and enhance pedestrian safety. The sidewalk along the Covington Connector is planned to meander within a 25-foot landscape area to provide an enhanced experience but will also provide connections to adjacent

retail and parking areas. Overall, the project has created a more urban feel with a layout to encourage a "park once and walk" environment.

Providing sixty percent building frontage along the Covington Connector would require more surface parking in the vicinity of the building frontage. The stand-alone shops along the frontage tend to be one stop experiences and therefore will demand parking in close proximity to the structure. By reducing the building frontage to forty percent, a corresponding reduction in surface parking area will result. The proposed 25-foot landscape area between the edge of roadway and buildings will be landscaped primarily with ornamental urban landscaping and a walkway much like one would find in an urban downtown park. The walkway along the Covington Connector will provide access points to the structures as well as parking areas. To require a sixty percent building frontage and the additional surface parking would require portions of the proposed 25-foot landscape area to be reduced or eliminated to accommodate the buildings and parking.

3.3 Shared Parking

The parking subsection of Section 3.8 of the Planned Action EIS assumes that the parking supply within the Lakepointe Urban Village will be subject to City code requires to ensure that adequate parking supply is provided to meet demand and concludes that with City parking code requirements incorporated into site design, no adverse parking impacts are expected to result from the Action Alternatives.

Section 18 of the Lakepointe Urban Village Development Agreement proposes a deviation to CMC 18.50.040(2) whereby a building or use may be located more than the code requirement of 800 feet from the shared parking facility, but not more than a quarter (1/4) of a mile, provided such distance is supported by a shared parking analysis. Subsections 10.2.1 through 10.2.4 of the proposed Development Agreement require that the shared parking analysis include (i) the number of parking spaces provided is at least equal to the greatest number of needed spaces for uses operating at the same time; (ii) demonstration that resultant parking will be adequate for anticipated uses; (iii) a shared parking agreement signed by applicable parties; and (iv) description of enhanced pedestrian amenities to facilitate shared parking, thereby ensuring that adequate parking supply is available to meet demand.

As mitigated with the shared parking analysis, no significant adverse environmental impacts are expected as a result of this deviation and may help meet some of the greenhouse reduction measures listed in mitigation measures #20 and #21 in Attachment B-1 of the Planned Action Ordinance (No. 04-14).

3.4 Onsite Recreation

The parks and trails subsection of Section 3.9 of the Planned Action EIS assumes that the development of Lakepointe Urban Village will include sufficient park space and trails to be consistent with the City's LOS standards of the Parks and Recreation Element of the Comprehensive Plan and the requirements of the CMC.

The Lakepointe Urban Village Development Agreement proposes at Section 18 that development within the site be allowed to consolidate on-site recreation areas and share amenities between individual Implementing Projects and phases of development. The deviation does not reduce the overall total recreational area required per residential dwelling unit within the Lakepointe Urban Village. As such, it remains consistent with the assumptions and analysis in the Planned Action EIS.

Moreover, Section 18 of the Development Agreement limits the ability to consolidate recreation space such that at no point may the required recreation space be located more than 1,000 feet from an Implementing Project nor may residents be required to cross any arterial to gain access to a recreational area associated with the Implementing Project they reside in. Therefore, as mitigated, no significant adverse environmental impacts are expected as a result of this deviation.

3.5 Limitation on 3-Year Request for Rezoning.

CMC 14.27.030(3) limits the City's review of privately initiated amendment proposals to no more frequently than once every three years. For the term of the Development Agreement, Section 18 proposes to exempt the Lakepointe Urban Village site from this three-year rezone limitation so that zoning boundaries may be more closely aligned with the intent and vision of the Hawk Property Subarea Plan (Covington Ord. No. 01-14). As of the date of this SEPA Addendum, there are only six (6) legal parcels comprising the Lakepointe Urban Village. This means, if zoning boundaries are to match parcel lines at this point in time, zoning lines will have to be painted with a pretty broad brush. With this proposed deviation, as the Lakepointe Urban Village is further subdivided in the future and additional parcels are created, zoning boundaries can become more granular and detailed.

The Planned Action Ordinance and Hawk Property Subarea Plan presumed the occurrence of rezones for the Lakepointe Urban Village. No significant adverse environmental impacts are expected as a result of this deviation.

3.6 Tree Preservation

On-site tree retention within the Lakepointe Urban Village is governed by CMC Ch. 18.45. The deviation in Section 18 of the Development Agreement proposes that tree preservation for the Lakepointe Urban Village be assessed on a site-wide basis, as opposed to a parcel-by-parcel basis, with twenty percent (20%) minimum tree retention in residential zoned sites and fifteen percent (15%) of all significant trees on commercially zoned sites. The deviation is procedural only. As depicted in Exhibit N to the proposed Lakepointe Urban Village Development Agreement, the tree canopy area to remain on the site following development meets or exceeds the substantive tree preservation requirements set forth in CMC Ch. 18.45.

The Draft Planned Action EIS in the "Plants and Animals" section at page 3-60 describes the Lakepointe Urban Village development as having "[a]pproximately 15 acres of forest are outside of the wetland buffer; approximately 6 of those acres are protected as steep slopes. Therefore, the remaining approximately 9 acres of forest could potentially be cleared." Then, somewhat conflictingly, in the "Greenhouse Gas Emissions" portion of the "Air Quality" section of the Planned Action EIS, it finds that Alternatives 2 and 3 would both permanently remove approximately 15 acres of forest land. See pages 3-40 and 3-41 of the Draft Planned Action EIS. However, in the Final EIS, the discrepancy was corrected so that the Air Quality analysis addressed 9 acres of forest clearing (see pages 3-3 to 3-5 of the Final EIS). In contrast, the Applicant estimates that under existing conditions the Lakepointe Urban Village site has approximately 35 acres outside of critical areas and buffers (see Exhibit N to Development Agreement) and that approximately 26 of those acres may be cleared. This leaves about 9 acres of forested land on the Lakepointe Urban Village site outside of critical areas and their associated buffers which is better environmentally than the zero (0) acres of forest presumed to remain after development in the Planned Action EIS. The Draft EIS also presumed 20 acres of onsite pocket parks, while corrected to 6-8 acres in the Final EIS. Based on the Master Development Plan, the amount of publicly accessible parks and landscape areas currently planned for the Lakepointe Urban Village site is 14 acres (with a minimum CMC requirement of 4.87 acres of parks based on housing mix type).

For purposes of the Addendum, the EIS Author for the Air Quality analysis updated the results with the revised acreage of forest land clearing and more recently understanding of accessible parks and landscaped areas. The table below provides Landau Associates' updated estimates of average annual greenhouse gas (GHG) emissions for the Lakepointe Urban Village EIS based on revised estimates from the applicant for vegetation clearing and construction of publicly available parks and landscape areas. The applicant estimates that 26 acres of vegetation may be cleared as part of Alternatives 2 and 3, which represents a 17-acre increase compared to what was analyzed in the FEIS. Additionally, the applicant estimates that 14 acres of publicly accessible parks and landscape areas are currently planned for the Lakepointe Urban Village site, which represents an increase of 8 acres for Alternative 2 and an increase of 6 acres for Alternative 3 compared to what was analyzed in the FEIS.

Revised soil carbon GHG emissions were estimated using the Buildcarbonneutral.org calculator, which estimates the amount of carbon dioxide released into the atmosphere from the removal, disposal, and decay of aboveground vegetation and underground root mass. The revised GHG emissions estimates also account for increases and decreases of carbon sequestration potential from natural photosynthesis associated with the clearing of vegetation and the addition of landscape areas, respectively.

Final EIS Chapter 3, Exhibit 3.4-5. Comparison of Annual Greenhouse Gas Emissions

	Average Annual GHG Emissions During 60-Year Project Lifetime (metric tons CO2-equivalent per year)			
	Existing	Alternative 1 – Future No Action	Alternative 2 – Minimum Urban Village Proposal	Alternative 3 – Maximum Urban Village Proposal
Asphalt Batch Plant Operation	3,849	3,849	0	0
Mine Reclamation	378	0	0	0
Residential and Commercial Land Use for Action Alternatives	--	--	18,159	25,340
"Soil Carbon" for Vegetation Removal for Action Alternatives	--	--	53	53
Credit for "Soil Carbon" for Re-vegetated Reclamation of Existing Gravel Mine	--	193	--	--
Total GHG Emissions	4,227	3,656	18,212	25,393
Net Increase Compared to Alternative 1 (Future No Action)	--	--	14,556	21,737

Source: Landau Associates, March 2017

As shown in the table above, the revised soil carbon GHG emissions estimates for Alternatives 2 and 3 are 18,212 and 25,393 metric tons carbon dioxide-equivalent (MT CO_2e) per year, respectively, over the 60-year project lifetime. Soil carbon GHG emissions for Alternatives 2 and 3 are less than 0.3 percent of the total GHG emissions for those alternatives. Additionally, the revised net increases for Alternatives 2 and 3 (compared to Alternative 1) are 14,556 and 21,737 MT CO_2e, respectively, which are still less than the 25,000 MT CO_2e significance threshold used for this EIS. Therefore, no significant adverse environmental impacts to air quality are expected as a result of the increased vegetation removal for Alternatives 2 and 3 as adjusted to address the more recent estimate of forest cover and park information associated with the Development Agreement and Master Development Plan.

3.7 Zoning Map Amendment & Master Development Plan

Both the Zoning Map Amendment and Master Development Plan incorporated as Exhibit J to the Lakepointe Urban Village Development Agreement are generally consistent with the Conceptual Land Use Plans for Alternatives 2 and 3 as set forth in Exhibit E to the Planned Action Ordinance (Covington Ord. No. 04-14) and the Potential Zoning map included on page 18 of the Hawk Property Subarea Plan (Covington Ord. No. 01-14).

The Master Development Plan is consistent with the Conceptual Land Use Plans for Alternatives 2 and 3 as set forth in Exhibit E to the Planned Action Ordinance (Covington Ord. No. 04-14) in all key aspects. First, the alignment of the "main street" or what is now referred to in the Development Agreement as the Covington Connector are very similar notwithstanding a shift to the west where the newly constructed will intersect with 204th Ave. leaving the Lakepointe Urban Village site. Second, all three plans show a central pond feature and three focal point/gathering spaces situated in similar locations. Third, the Alternative 3 Conceptual Land Use Plan and Master Development Plan both include a park & ride location at the SE 256th Street corner of the Lakepointe Urban Village Site and generally locate commercial development on the west side of the Covington Connector and residential development on the eastside. Finally, all three plans show numerous similarly located trails for the public's use and access and Cedar Creek Park.

As for the Potential Zoning map included within the Subarea Plan, the proposed Zoning Map Amendment uses the same zones described therein: Regional Commercial Mixed Use (RCMU), Mixed Residential (MR), High Density Residential 12 du/ac and Medium Density Residential 6 du/ac. Consistent with the Potential Zoning map, the proposed Zoning Map Amendment shows the RCMU zone located adjacent to Highway 18 on the southwest portion of the Lakepointe Urban Village site; the MR zone continues to be centrally located within the site but has been pushed slightly north; the R-12 zone has been moved to the eastern side of the site in order to allow the location of townhomes adjacent to the pond area(separated by the 191st Place local access roadway connection); and, lastly, the R-6 zone has been expanded to encompass the entire north portion of the site so that Jenkins Creek, Wetland A and their associated buffers areas are zoned have the lowest development potential.

Given the consistency between the Planned Action Ordinance's Conceptual Land Use Plans, the Potential Zoning map of the Subarea Plan, and the Zoning Map Amendment and Master Development Plan, no significant adverse environmental impacts are expected as a result of the Zoning Map Amendment and/or incorporation of the Master Development Plan (Exhibit J) into the proposed Lakepointe Urban Village Development Agreement.

3.8 Boundary Line Adjustment

The proposed Boundary Line Adjustment modifies the parcel boundary lines of five out of six of the lots comprising the Lakepointe Urban Village so that parcel boundaries within the site will match the zoning boundaries proposed in the Zoning Map Amendment. No new lots are created by the Boundary Line Adjustment.

Consistent with the analysis set forth in Section 3.7 above, no significant adverse environmental impacts are expected as a result of the Boundary Line Adjustment.

4.0 ENVIRONMENTAL REVIEW

4.1 Comparative Analysis by EIS Topic

Exhibit 1.7-1 of the Planned Action EIS highlighted the impacts that would potentially result from the alternatives analyzed in the Draft EIS. The Preferred Alternative in the Final EIS carried forward the growth range of Alternatives 2 and 3 as a preferred alternative range. Attached hereto is the same Exhibit 1.7-1 from the Final EIS with a column added for impacts that could potentially result from the proposed Lakepointe Urban Village Development Agreement.

Attachment B-1 of the Planned Action Ordinance (Covington Ord No. 04-14) establishes forty (40) specific mitigation measures based on the significant adverse impacts identified in the Planned Action EIS. The mitigation measures in Attachment B-1 shall apply to all Implementing Projects as set forth in the proposed Lakepointe Urban Village Development Agreement. Notwithstanding the foregoing, certain provisions of the Development Agreement add detail and clarification to some of these mitigation measures. These provisions are discussed below.

Mitigation Measure #23 provides, amongst other things, that "[a]dditional buffer protection shall be provided by applying the wider King County buffer to Wetland A (which is contiguous with Jenkins Creek) following annexation." Section 26.3 and Exhibit I to the proposed Lakepointe Urban Village Development Agreement establishes buffers for Implementing Projects pursuant to King County Code requirements of 165-feet for Wetland A and 115-feet for Jenkins Creek.

Mitigation Measure #24 requires the creation of a Stewardship Program for natural open spaces and critical areas within the Lakepointe Urban Village. Section 26.2 of the proposed Development Agreement reconfirms this obligation of the Applicant.

Mitigation Measure #26(B) requires wetland and stream delineation for Panned Action Project applications. The obligations set forth therein have been satisfied in part by the Critical Area Study on Wetlands and Streams dated November 4, 2016 and incorporated into the proposed Development Agreement as Exhibit I.

Mitigation Measure #34(A) obligates the Applicant to construct the 204th Avenue SE Connector

–a new 2-to-3 lane arterial between SE 256th Street and SE 272nd Street as the main spine road through the Lakepointe Urban Village. Section 30 of the proposed Development Agreement retitles this transportation improvement the "Covington Connector"; outlines the $24 million dollars appropriated by Washington State for construction of the road; discuses timing of completion of the Covington Connector; and requires the negotiation of a new Covington Connector Agreement following execution of the Development Agreement between the City and the Applicant to further define the responsibilities and obligations of both parties concerning the scope, design, construction and funding of the Covington Connector and associated intersection improvements.

Mitigation Measure #34(B) obligates the Applicant to construct a local roadway connection between 191st Avenue SE and the local internal roadway system at the south end of the Lakepointe Urban Village. Section 31 of the proposed Development Agreement confirms the Applicant's obligation to construct this local roadway connection and also sets a time requirement for completion – 2 years from substantial completion of the Covington Connector.

Mitigation Measure #35 sets forth the roadway capacity improvements that were identified in the Planned Action EIS to mitigate intersection operation impacts of Planned Action EIS Alternatives 2 and 3 and the proportionate share of total PM peak hour trips through each intersection that build-out of the Lakepointe Urban Village is expected to contribute. To mitigate such operational impacts, Mitigation Measure #35 requires Lakepointe Urban Village Implementing Project applicants to pay a proportionate share of the costs of the improvements needed to support concurrency. The Mitigation Measure did not, however, include details such as the timing of such payments nor the mechanism for payments related to improvements outside the city limits of Covington (i.e., for projects located within Maple Valley, Kent and King County). Therefore, Sections 33 through 34 of the proposed Development Agreement describe the details for implementing roadway capacity improvements set forth in Mitigation Measure #35, including the incorporation of Exhibit S updating the Applicant's proportionate share of costs for transportation improvements not within the City's TIF program, and the timing and mechanisms for such mitigation payments to third party jurisdictions as well as to the City for the Transportation Mitigation Fee.

Mitigation Measure #39 requires in part that Lakepointe Urban Village Implementing Project applicants provide parks and trail facilities prior to or concurrent with development. Section 20 of the proposed Development Agreement sets forth additional details to ensure that park and trail facilities are indeed constructed and available concurrent with development. Section 20 requires a Lakepointe Urban Village Implementing Project applicant to demonstrate that any required park and recreation area has already been constructed or will be constructed prior to occupancy, and Section 20 requires that trail segments be completed along with adjacent development but in no case later than eight (8) years following approval of the Development Agreement or upon 75% buildout of the commercial square footage or 50% of the residential units, whichever comes first.

4.2 Technical Analysis Summary

The following summarizes technical analysis specifically prepared for the proposed Lakepointe Urban Village Development Agreement.

Earth and Groundwater

As discussed above, the proposed Lakepointe Urban Village Development Agreement at Exhibit I incorporates the Critical Areas Study for Geological Hazard Areas dated October 18, 2016.

The Critical Areas Study for Geological Hazard Areas dated October 18, 2016 concludes, consistent with the Planned Action EIS, that the Lakepointe Urban Village has no mapped: (i) flood or channel migration hazards; (ii) erosion hazard areas; or (iii) landslide hazard areas. The Critical Area Study maps steep slopes for the Lakepointe Urban Village in Figure 5 thereto and further categorizes those slopes into Natural Steep Slopes and Mine Related Steep Slopes. For all Natural Steep Slope segments along the south boundary slope west for the proposed Covington Connector, the Critical Areas Study recommends a buffer of 15 feet and for all Natural Steep Slope segments located on the east side of Covington Connector a buffer of 25 feet. For Mine Related Steep Slopes along the south side of the mine pit adjacent to the proposed central pond area, the Critical Areas Study recommends a buffer of 15 feet. All remaining Mine Related Steep Slopes, the Critical Areas Study concludes, may be altered and eliminated due to their association with previous mining activities.

Similar to the Planned Action EIS groundwater analysis, the Critical Area Study also finds that the southern portion of Lakepointe Urban Village is located within a mapped wellhead protection area and a Category I and II critical aquifer recharge area but will conform to the application of CMC development regulations relevant to such areas including utilizing infiltration of stormwater runoff and recharge to the site groundwater to the maximum extent practical.

With the application of the steep slope buffers set forth in the Critical Areas Study for Geological Hazard Areas dated October 18, 2016 and Mitigation Measures 1 through 5, 8, 9, and 26 set forth in the Planned Action EIS, no significant adverse environmental impacts regarding earth and groundwater are expected as a result of adoption of the findings of this Critical Area Study in Exhibit I to the proposed Development Agreement.

Air Quality

Please refer to Section 3.6 above for a discussion of the Planned Action EIS's Green House Gas (GHG) analysis and biomass removal. Pursuant to the "Air Quality" discussion in the Planned Action EIS, the largest component driving GHG emissions is future operational activity. While biomass removal for the Lakepointe Urban Village has increased since the assumptions presented in the Planned Action EIS (i.e., seventeen (17) acres since the FEIS per the discussion in Section 3.6 above), future operational activity is based on the Alternatives 2 and 3 growth assumptions and the caps related to commercial square footage and residential units have not

changed between the Preferred Alternative Range and the maximum development allowed pursuant to the terms of the proposed Development Agreement. See, e.g., Section 9 of the Development Agreement. As such, no significant adverse environmental impacts to air quality are expected as a result of adoption of the proposed Lakepointe Urban Village Development Agreement.

Plants and Animals

The Planned Action EIS for Lakepointe Urban Village requires that buffer widths outlined in the King County Code are provided for on-site wetlands and streams. The Critical Area Study on Wetlands and Streams sets forth the following classifications for the on-site critical areas based on the King County Code:

- **Wetland A – Category I:** The on-site wetland is a depressional wetland along Jenkins Creek and includes both depressional and riverine components. This wetland contains over one contiguous acre of mature forest, and therefore is a Category I wetland based on special characteristics. When rated for functions, this wetland received an overall score of 50 points, with a habitat score of 22 points. Category I wetlands that receive 22 habitat points are assigned a standard buffer of 165 feet per KCC 21A.24.325.

- **Jenkins Creek – Type F:** Jenkins Creek is a known fish-bearing stream, but it is not designated as a Shoreline of the State and is located in a basin identified as "medium". Therefore, Jenkins Creek is classified as a Type F stream. According to KCC 21A.24.358, Type F streams with anadromous or resident salmonids, as mapped in Jenkins Creek, typically receive a standard buffer of 115 feet.

The following table lists the area of wetland and buffer per parcel of the Lakepointe Urban Village. There are no wetland or buffer areas present on parcel 2022069162, 13022069001, or 3022069090.

Table One: Wetland and Buffer Areas On-site

Feature	Total Area On-site	Parcel 1922069012	Parcel 1922069041	Parcel 2022069152
Wetland A	928,291 square feet	592,328 square feet	38,971 square feet	296,984 square feet
Wetland A Buffer	689,934 square feet	372,391 square feet	79,298 square feet	238,245 square feet

It is important to note that the Planned Action EIS, see e.g., page 3-52 of the Draft Planned Action EIS, presumed a 165-foot buffer for Jenkins Creek and a 180-foot buffer for Wetland A. These buffer assessments, however, were based on field reconnaissance as opposed to field delineation. In addition, the Planned Action EIS based its 165-foot buffer for Jenkins Creek on the incorrect assumption that the basis was designated as "high" on the Basin and Shoreline conditions map. With the field delineation work completed in April 2016 for Critical Area Study on Wetlands and Streams dated November 4, 2016, review by the City, and the continued

application of Mitigation Measures 22 through 30 of the Planned Action EIS, no significant adverse environmental impacts are expected as a result of adoption of the findings of this Critical Area Study in Exhibit I to the proposed Development Agreement.

Please refer to Section 3.6 above regarding the site-wide tree retention plan proposed in Section 18 of the proposed Lakepointe Urban Village Development Agreement. In addition, the Applicant has committed to apply for a preliminary jurisdictional determination from the Army Corps of Engineers for the Lakepointe Urban Village site. In accordance with the discussion in Section 3.6 regarding tree retention and the Earth Section of this SEPA Addendum regarding critical area buffer, the Applicant's commitment to federal permitting and the continued application of Mitigation Measures 22 through 30 of the Planned Action EIS, no significant adverse environmental impacts to plants and animals are expected as a result of adoption of the proposed Lakepointe Urban Village Development Agreement.

Noise

As described in Section 3.7 above, the road alignment for the Covington Connector through Lakepointe Urban Village Subarea as shown in the Master Development Plan and the Master Circulation Plan (incorporated as Exhibits J and K to Development Agreement) is similar to that studied in the Planned Action EIS. Traffic noise mitigation, as set forth in Mitigation Measure #33 shall still apply to Implementing Projects within the Lakepointe Urban Village. No additional significant adverse environmental impacts from noise are expected as a result of adoption of the proposed Lakepointe Urban Village Development Agreement.

Land Use Patterns/Plans and Policies

Please refer to Section 3.7 above regarding the Master Development Plan's and Zoning Map Amendment's consistency with the Hawk Property Subarea Plan (Covington Ord. 01-14) and Planned Action Ordinance (Covington Ord. 04-14).

It should also be noted that with the Zoning Map Amendment as well as the Master Development Plan it is anticipated that a different mix of housing types than was specifically studied in the Planned Action EIS will result as set forth below:

Exhibit 3.8-10. Proposed Land Use for the Action Alternatives

Land Use Type	Unit	Alternative 2 Minimum Urban Village	Alternative 3 Maximum Urban Village	Proposed Site Plan
Residential				
Single Family Detached	Dwelling Units	130	200	20
Townhomes	Dwelling Units	270	400	170
Multifamily	Dwelling Units	600	900	1310
Commercial				
Large Format Retail	Square Feet	600,000	708,940	708,940
Iconic/Local Retail	Square Feet	80,000	141,060	141,060
Park & Ride Lot	Parking Spaces	0	125	125

With the increase of multifamily as a percentage of the overall housing mix type, there will be a corresponding decrease in peak hour trips and the number of students generated by the Lakepointe Urban Village as the trip generation rates associated with a multifamily unit are less than that of a single family detached or townhome unit.

Similarly, the CMC-required park acreage for the Lakepointe Urban Village decreases to approximately 4.87 acres because the per unit requirement is less for a multifamily unit (100 sf per mf unit) as compared to a townhome (density of 8 units or less) or single family unit (450 per unit).

Consistent with the persons per dwelling unit in Exhibit 2.4-1 and Exhibit 2.4-2 included in Final EIS Chapter 3, the resulting population under the Proposed Site Plan than Alternative 3 and greater than Alternative 2.

Population by Alternative: Based on Exhibits 2.4-1 and 2.4-2 of Final EIS.

Housing Type	Alternative 2 Dwelling Units	Alternative 3 Dwelling Units	Proposed Site Plan Dwelling Units	Assumed Persons per Dwelling	Alternative 2 Population	Alternative 3 Population	Proposed Site Plan Population
Single Family	130	200	20	2.6	338	520	52
Townhomes	270	400	170	2.0	540	800	340
Multi-family	600	900	1,310	1.6	960	1,440	2,096
Total	**1,000**	**1,500**	**1,500**		**1,838**	**2,760**	**2,488**

Compared to Alternative 3 there would be less household population and a small decrease in demand for police services (lesser population to serve). For example, with the population of 2,488 and the City's approximate 1.6 officers per 1,000 population identified in the EIS, there would be a demand for about 4.0 officers under the Proposed Site Plan rather than 4.5 officers under Alternative 3. Mitigation measures in the Planned Action Ordinance would still apply.

Transportation

Please refer to the above discussion regarding Mitigation Measures 34 and 35.

It is important to note that while the proposed Lakepointe Urban Village Development Agreement acknowledges Washington State's appropriation of funds to the construction of the Covington Connector, Section 30 of the Development Agreement specifically notes that such appropriation in no way absolves the Applicant from its obligations to construct such improvement under the terms of the Planned Action Ordinance (Covington Ord. 04-14) and further acknowledges at Section 30 that if the cost to construct exceeds the appropriation the Applicant shall be responsible for a mitigation payment of the amount of excess in an amount not to exceed the percentage of the overall project cost.

In addition, in order to facilitate the mitigation of transportation outside of the Covington city limits, Section 32 provides a mechanism whereby the Applicant may make mitigation payments directly to the Cities of Maple Valley and Kent as well as King County or negotiate alternative methods of mitigation directly with those identified jurisdictions.

With the application of Mitigation Measures 34 through 36 of the Planned Action EIS as well as Section VI and Exhibit S of the Proposed Lakepointe Urban Village Development Agreement, no significant adverse environmental impacts to transportation are expected as a result of adoption of the proposed Lakepointe Urban Village Development Agreement.

5.0 APPENDICES

- Updated Exhibit 1.7-1. Summary of Impacts by Alternative
- Hawk Property Subarea SEPA Checklist and Mitigation Document & Supplement Sheet for Non-Project Actions dated November 17, 2016.
- Exhibit I, Part 1, of Development Agreement: Critical Area Study on the Wetland and Streams for Lakepointe Urban Village dated November 4, 2016; AND
- Exhibit I, Part 2, of Development Agreement: Critical Areas Study for Geological Hazard Areas Lakepointe Property dated October 18, 2016

6.0 REFERENCES

- Covington Northern Gateway Area Study, published in August 2012;
- Hawk Property Subarea Plan dated February 11, 2014 (Covington Ord. No. 01-14);
- Hawk Property Planned Action Draft Environmental Impact Statement dated July 2013;
- Hawk Property Planned Action Final Environmental Impact Statement dated November 2013;
- Hawk Property Planned Action Ordinance dated February 11, 2014 (Covington Ord. No. 04-14);
- Critical Areas Study for Geological Hazard Areas Lakepointe Property dated October 18, 2016;

- Critical Area Study on the Wetland and Streams for Lakepointe Urban Village dated November 4, 2016; and
- Hawk Property Subarea SEPA Checklist and Mitigation Document & Supplement Sheet for Non-Project Actions dated November 17, 2016.

7.0 SIGNATURE

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED IN THIS SEPA ADDENDUM IS TRUE, CORRECT AND COMPLETE. I UNDERSTAND THAT THE LEAD AGENCY IS RELYING ON SUCH INFORMATION TO MAKE ITS DECISION.

Prepared by: Oakpointe Land Covington, LLC

Signature: .....

Name of Signee: Colin Lund

Date: 3/22, 2017

APPENDICES

Please see attached.

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
3.1 Earth				
Steep Slope and Landslide Hazard Impacts	The Hawk Property Subarea contains no areas mapped as landslide hazard by the City of Covington. However, mining activities at the site have created steep slopes mostly below the water table. In some areas, these slopes likely present moderate to high steep slope and landslide hazards.	Landslide hazard impacts are similar to Alternative 1. While the likelihood of landslide occurrence will not be substantially affected by development, the consequences of potential landslides would increase due to development in and around the affected zones (i.e., slides occurring in undeveloped areas will have no structures to affect). Stability of post-reclamation steep slopes will need to be assessed during the design phase. Depending on the design details of the proposed extension to 204th Avenue, which ascends a hill in the southeast corner of the site, additional stability assessments may be needed in this area as well.	The impacts would be similar to those described for Alternative 2.	The Critical Areas Study for Geological Hazard Areas Lakepointe Property dated October 18, 2016 confirms that there are no slopes located within the Lakepointe Urban Village that meet the criteria of landslide hazard areas as defined in the CMC. The study further recommends steep slope buffer widths varying from 15 feet to 25 feet depending on location to help further mitigate the impacts raised under Alternatives 2 and 3. There are no additional impacts raised by the Lakepointe Urban Village Development Agreement or associated materials.
Erosion Hazard Impacts	The Hawk Property Subarea contains no areas mapped as erosion hazard by the City of Covington. Due to the relatively flat topography and permeable near-surface soil at the Hawk Property Subarea, erosion hazards at the site are expected to remain low after reclamation. However,	Erosion hazard impacts for the minimum buildout alternative are similar to Alternative 1. However, site development will inevitably reduce erosion potential in areas surfaced with impervious development (e.g., buildings, concrete, pavement, etc.) and potentially increase in areas	Impact under Alternative 3 would be similar to Alternative 2.	The Critical Areas Study for Geological Hazard Areas Lakepointe Property dated October 18, 2016 confirms that the soil types mapped on the Lakepointe Urban Village do not meet the criteria for erosion hazard areas. There are no additional impacts raised by the

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
	the site should be evaluated for erosion after reclamation as reclamation backfill may contain soil with greater erosion susceptibility.	where surface runoff is concentrated if not controlled by other means. Erosion potential will likely be highest during construction, particularly on slopes that exceed 15 percent. Construction activities will also tend to increase erosion due to soil disturbance. Soil erosion Best Management Practices should be utilized during construction to manage/ minimize these effects.		Lakepointe Urban Village Development Agreement or associated materials related to erosion hazards.
Seismic Hazard Impacts	Potential seismically induced settlement and/or liquefaction will not create a significant hazard if the site is not developed.	Potential seismic hazards include soil liquefaction and ground rupture. The liquefaction hazard potential associated with reclamation fill can be substantially reduced by adequately compacting good quality fill (discussed further under "Mitigation Measures"). The Hawk Property Subarea lies about 8½ miles south of the Seattle Fault Zone and 7 miles north of the Tacoma Fault Zone (DNR 2013b). Accordingly, it is the opinion of the EIS author that ground rupture will not be a significant part of the site-specific seismic design for the future site improvements, and mitigation to	Impact under Alternative 3 would be similar to Alternative 2.	The Critical Areas Study for Geological Hazard Areas Lakepointe Property dated October 18, 2016 does not raise any inconsistencies with the conclusions of the EIS author regarding seismic hazard impacts. Impacts under the Development Agreement are consistent with Alternatives 2 and 3.

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
		prevent ground rupture impacts will not be required.		
3.2 Surface Water				
Construction	Under Alternative 1, construction impacts would be similar to existing conditions. ●Sediment transport, erosion, fuel, and other spills would be the main pollution concerns. ● Runoff rates may increase. ●Sediment control measures would be implemented. ●A Spill Prevention Plan would be developed. ●Land would be less disturbed than under Alternatives 2 and 3.	Under Alternative 2, construction impacts would convert from mineral extraction to a mix of residential and commercial uses: ●Sediment transport, erosion, fuel, and other spills would be the main pollution concerns. ● There could be an increase of runoff rates ●Sediment control measures would be implemented. ● A Spill Prevention Plan would be developed. ●There would be larger sediment control facilities. ●There may be more potential for sediment transport and higher erosion risk. ●There would be more construction equipment. ● Alternative 2 is anticipated to generate 75.8 acres of new impervious surface, about 35% of the total study area.	Impacts under Alternative 3 would be similar to Alternative 2, though the overall intensity of development would be greater: ●Sediment transport, erosion, fuel, and other spills would be the main pollution concerns. ●There could be an increase of runoff rates. ●Sediment control measures would be implemented. ● A Spill Prevention Plan would be developed. ●There would be larger TESC facilities. ●More potential for sediment transport and higher erosion risk. ●There would be more construction equipment. ●Alternative 3 is anticipated to generate 99.6 acres of new impervious surface, about 47% of the total study area.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to surface water in the Planned Action EIS. Construction impacts to surface water from Lakepointe Urban Village development as described in the Development Agreement are consistent with Alternatives 2 and 3.
Operations	Under Alternative 1, operations impacts would be similar to	Under Alternative 2, construction impacts would result from the	Impacts under Alternative 3 would be similar to Alternative 2, though	The provisions of the Lakepointe Urban Village Development

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
	existing conditions. ● Continue to discharge stormwater runoff to the pond.	development of the reclaimed mine site to a mix of residential and commercial uses: ●Traffic and transportation and parking facilities would be a significant source of pollutants. ●There is a possibility of flow rate increases due to the increase of impervious area. ●Potential water quality concerns from the use of fertilizers and herbicides in parks and lawn areas.	the overall intensity of development would be greater: ● Traffic and transportation and parking facilities would be a significant source of pollutants. ●There is a possibility of flow rate increases due to the increase of impervious area. ● Potential water quality concerns from the use of fertilizers and herbicides in parks and lawn areas.	Agreement do not change the impact analysis related to surface water in the Planned Action EIS. Operational impacts to surface water from Lakepointe Urban Village development as described in the Development Agreement are consistent with Alternatives 2 and 3.
Cumulative	There could be reduced surface water quality in the immediate vicinity as a result of expanded asphalt batch plant activities.	The current water quality treatment will be upgraded as the site develops.	The current water quality treatment will be upgraded as the site develops.	Consistent with Alternatives 2 and 3, current water quality treatment will be upgraded as the Lakepointe Urban Village site develops pursuant to the terms of the Development Agreement.
3.3 Groundwater				
Construction	Under Alternative 1, no appreciable construction impacts occur in association with construction of a new asphalt batch plant facility. Reclamation would also proceed under Alternative 1.	Under Alternative 2, the existing asphalt batch plant would be demolished, reclamation implemented, and a new urban village constructed. Impacts to groundwater may occur during construction due to infiltration of untreated stormwater, transportation-related spills, and	Impacts would be similar under Alternatives 2 and 3; there would be greater impervious area and level of development under Alternative 3.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to groundwater in the Planned Action EIS. Construction impacts to groundwater from Lakepointe Urban Village development as described in the Development

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
		National Pollutant Discharge Elimination System (NPDES) permitted discharges.		Agreement are consistent with Alternatives 2 and 3.
Operations	Continuing and additional industrial uses may increase in untreated stormwater infiltration and pose an increased risk of impacts to groundwater quality.	Reductions in groundwater recharge will occur due to 75.8-acres of impervious surface; this is not likely to affect groundwater users.	Reductions in groundwater recharge will occur due to 99.6-acres of impervious surface; this is not likely to affect groundwater users.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to groundwater in the Planned Action EIS. Operational impacts to groundwater from Lakepointe Urban Village development as described in the Development Agreement are consistent with Alternatives 2 and 3.
Cumulative	Groundwater quality may be impacted over time by the asphalt batch plant use given the current stormwater management.	With implementation of Alternative 2 impacts may include: ● Improved groundwater quality due to stormwater treatment upgrades. ● Reduction of groundwater recharge. ●Potential reduction of seasonal baseflow contributions to Jenkins Creek. The site represents less than 2% of the recharge area for this reach of the creek and net effects, if they occurred, would be small.	●Impacts would be similar under Alternatives 2 and 3; there would be greater impervious area and level of development under Alternative 3.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to groundwater in the Planned Action EIS. Cumulative impacts to groundwater from Lakepointe Urban Village development as described in the Development Agreement are consistent with Alternatives 2 and 3.

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
3.4 Air Quality				
Construction	Under Alternative 1 no development would occur, apart from a minor expansion of the asphalt batch plant, so minimal construction-related impacts would occur.	Under Alternative 2, air quality impacts to nearby homes or businesses could occur as a result of fugitive dust or tailpipe emissions from new construction sites.	Impacts under Alternative 3 would be similar to Alternative 2, though the overall intensity of development would be greater.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to air quality in the Planned Action EIS notwithstanding a slight change to GHG emissions related to increasing biomass removal from 9 acres to 26 acres compared to FEIS assumptions. Construction impacts to air quality from Lakepointe Urban Village development as described in the Development Agreement are consistent with Alternatives 2 and 3.
Operations	Under Alternative 1 the ongoing asphalt batch plant operations would emit air pollutants from stationary industrial equipment, mobile on-site equipment, and tailpipes of haul trucks. It is unlikely those emissions would cause ambient concentrations to approach the National Ambient Air Quality Standards.	Under Alternative 2, air pollutants would be emitted from tailpipes of on-road vehicles and from stationary equipment, parking lots and loading docks at commercial businesses. It is unlikely those emissions would cause ambient concentrations to approach the National Ambient Air Quality Standards.	Impacts under Alternative 3 would be similar to Alternative 2, though the overall intensity of development would be greater.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to air quality in the Planned Action EIS. Operational impacts to air quality from Lakepointe Urban Village development as described in the Development Agreement are consistent with Alternatives 2 and 3.

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
Indirect	Under Alternative 1 tailpipe emissions from haul trucks serving the ongoing asphalt batch plant operations would slightly affect air quality along public roads outside the study area. It is unlikely those emissions would cause ambient concentrations to approach the National Ambient Air Quality Standards.	Under Alternative 2, tailpipe emissions from new cars and trucks traveling on public roads outside the study area would slightly affect air quality. It is unlikely those emissions would cause ambient concentrations to approach the National Ambient Air Quality Standards.	Impacts under Alternative 3 would be similar to Alternative 2, though the overall intensity of development would be greater.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to air quality in the Planned Action EIS. Indirect impacts to air quality from Lakepointe Urban Village development as described in the Development Agreement are consistent with Alternatives 2 and 3.
Cumulative	Under Alternative 1, the annual greenhouse gas emissions would be less than the existing emissions.	Under Alternative 2, greenhouse gas emissions generated from new building construction, space heating, and on-road vehicles would cumulatively contribute to global climate change. However, the increased emissions caused by this proposed action would be small and would not be significant.	Impacts under Alternative 3 would be similar to Alternative 2, though the overall intensity of development would be greater.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to air quality in the Planned Action EIS notwithstanding the modification to construction impacts related to biomass removal discussed above. Cumulative impacts to air quality from Lakepointe Urban Village development as described in the Development Agreement are consistent with Alternatives 2 and 3.

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
3.5 Plants & Animals				
Construction	It is generally assumed, no new critical area buffer impacts would occur under Alternative 1. Increased runoff, erosion, and transportation-spills may all occur during clearing, grading and construction.	New road construction is likely to require some critical area buffers impacts. Increased runoff, erosion, and transportation-spills may all occur during clearing, grading and construction. Existing stands of vegetation, potentially including approximately 9-acres forest, may be cleared. Trails shown at this time are conceptual in nature and actual locations will be determined in the course of future site planning and permit review; final trail plans will need to comply with the City's CAO which requires impact avoidance and minimization to the extent feasible.	Impacts under Alternatives 2 and 3 are similar.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to plants and animals in the Planned Action EIS notwithstanding a small reduction in location of buffer widths to reflect the findings of the critical area study on wetlands and streams dated 11/4/2016. Larger King County buffers compared to City buffers apply per the Planned Action. Construction impacts to plants and animals from Lakepointe Urban Village development as described in the Development Agreement are consistent with Alternatives 2 and 3 notwithstanding an increase in potential cleared forest land from 9 acres to 26 acres.This is a more accurate estimate of forested area, but does not change the overall conceptual land use plan which contonies to show a similiar footprint of development and critical area protection/set aside. Additional analysis contained within Section 10.5 of the Development Agreement and

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
				associated Exhibit N confirm that the Lakepointte Urban Village will be developed in compliance with the City's substantive tree retention requirements. A similiar set aside for the northeastern portion of the property containing Jenkins Creek and wetlands continues with the Master Development Plan. The trail locations shown on Exhibit T remain conceptual and will still need to comply with the City's CAO.
Indirect	Some wildlife could be displaced by an increase in adjacent asphalt batch plant industrial land use. Open water area will be reduced as the reclamation plan is implemented, displacing waterfowl.	Higher intensity adjacent land use is likely to increase critical area disturbance by people and pets. Open water area will be reduced as the reclamation plan is implemented, displacing waterfowl.	Impacts under Alternatives 2 and 3 are similar.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to plants and animals in the Planned Action EIS. Indirect impacts to plants and animals from Lakepointe Urban Village development as described in the Development Agreement are consistent with Alternatives 2 and 3.
Cumulative	Some habitat loss would occur as the reclamation plan is implemented and new facility constructed. Site use by the	Some habitat loss would occur as the reclamation plan is implemented, additional land is cleared, the urban village is	Impacts under Alternatives 2 and 3 are similar.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to plants

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
	following priority species is likely to decline: pileated woodpecker, Vaux's swift, purple martin, and cavity-nesting ducks.	constructed, and land use intensity increases. Site use by the following priority species is likely to decline: pileated woodpecker, Vaux's swift, purple martin, and cavity-nesting ducks. There may be increased habitat fragmentation, and a reduction or loss of on-site habitat.		and animals in the Planned Action EIS. Cumulative impacts to plants and animals from Lakepointe Urban Village development as described in the Development Agreement are consistent with Alternatives 2 and 3. It should also be noted that since the City of Covington's adoption of the Planned Action EIS and Subarea Plan, the Department of Natural Resources (DNR) Reclamation Permit 70-011068 associated with the Lakepointe Urban Village site was revised and approved by DNR on July 13, 2016 and Applicant has applied for a Jurisdictional Determination from the United State Army Corps of Engineers under NWS-2016-951 for the existing pond on the site.
3.6 Noise				
Construction	Under Alternative 1 (No Action), the mine would not be developed after reclamation is completed, apart from a small asphalt batch plant expansion and therefore, minor construction noise would be produced within the gravel mine	Under Alternative 2 construction of new homes and commercial buildings within the study area would generate temporary construction noise at other existing homes and businesses in the vicinity.	Impacts under Alternative 3 would be similar to Alternative 2, though the overall intensity of development would be greater which may increase construction traffic and associated equipment that would generate noise.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to noise in the Planned Action EIS. Noise impacts from the construction of Lakepointe Urban Village as

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
	area.			described in the Development Agreement are consistent with Alternatives 2 and 3.
Operations	Noise from the mine reclamation will cease, but the asphalt batch plants will continue to operate and potentially expand. Asphalt batch plant noise would be negligible at the residential receivers including the existing residential area south of the mine site.	Under Alternative 2 noise generated by stationary equipment and loading docks at commercial businesses would increase noise levels at nearby dwellings. However, commercial noise sources would be regulated under the City's noise code, and would be required to be designed to avoid noise impacts to nearby neighbors. Increased population and development could lead to the following types of events, which could result in future traffic noise impacts: ● Increases in traffic volumes along existing streets, with resulting impacts on existing homes near the streets; and ● Construction of new streets through lightly developed land. For example, there would be added noise along both the existing and proposed new segments of 204th Avenue SE.	Impacts under Alternative 3 would be similar to Alternative 2, though the overall intensity of development would be greater, generating more traffic trips and associated noise.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to noise in the Planned Action EIS. Noise impacts from operations of Lakepointe Urban Village as described in the Development Agreement are consistent with Alternatives 2 and 3.
Indirect	Under Alternative 1 haul trucks associated with the asphalt batch	Under Alternative 3 additional vehicles traveling on public streets	Impacts under Alternative 3 would be similar to Alternative 2, though	The provisions of the Lakepointe Urban Village Development

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
	plant operation would generate noise along public roads outside the study area.	in existing neighborhoods outside the study area would increase traffic noise levels at dwellings near the street.	the overall intensity of development would be greater, generating more traffic trips and associated noise.	Agreement do not change the impact analysis related to noise in the Planned Action EIS. Indirect noise impacts generated by Lakepointe Urban Village as described in the Development Agreement are consistent with Alternatives 2 and 3.
3.7 Land Use Patterns/Plans and Policies				
Land Use Patterns	Under Alternative 1, land use patterns would be similar to existing conditions. Employment is anticipated to increase slightly, including development of an additional 7,500 square feet of industrial building space, added to the existing asphalt batch plant. Use of the property would remain unchanged.	Under Alternative 2, land use patterns would convert from mineral extraction to a mix of residential and commercial uses: ● Residential development would increase by approx. 1,000 dwelling units. ● Commercial development would increase by approx. 680,000 square feet. ●Impervious surface coverage would increase by approx. 75.8 acres. ●Allowed building heights would be 35 feet for commercial, single-family, and townhome development. Multifamily residential uses would be allowed up to 60 feet.	Impacts under Alternative 3 would be similar to Alternative 2, though the overall intensity of development would be greater: ● Residential development would increase by approximately 1,500 dwelling units. ●Commercial development would increase by approximately 850,000 square feet. ● Impervious surface coverage would increase by approximately 99.6 acres. ●Building heights would be similar to Alternative 2.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to land use patterns in the Planned Action EIS. Impacts created by the land use patterns proposed for the Lakepointe Urban Village as described in the Development Agreement are consistent with Alternatives 2 and 3.

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
Land Use Policies	Under Alternative 1, no subarea plan would be adopted, and the site would continue as an asphalt batch plant and reclaimed gravel mine, consistent with current zoning, comprehensive plan land use designations, and issued permits.	Alternative 2 is generally consistent with adopted policy frameworks, including the Growth Management Act, King County Countywide Planning Policies, and the Covington Comprehensive Plan. The Subarea Plan identifies the land use designations and goals and policies that would amend the Comprehensive Plan. In addition, capital facilities studied in the EIS should be included in the Comprehensive Plan. Minor housekeeping text amendments should be made to reflect the change in the mine site status from a reclaimed property to an urban village.	Alternative 3 is generally consistent with adopted policy frameworks, including the Growth Management Act, King County Countywide Planning Policies, and the Covington Comprehensive Plan. Integration of the Subarea Plan and additional housekeeping amendments would be needed as identified for Alternative 2. Because of the inclusion of a Park-and-Ride facility, Alternative 3 provides greater consistency with GMA policies for promotion of carpooling, ridesharing, and transit use.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to land use policies in the Planned Action EIS. Impacts created by the land use policies proposed for the Lakepointe Urban Village as described in the Development Agreement are consistent with Alternatives 2 and 3, including the provision of an approximate location for a Park-and-Ride facility in the MDP (Exhibit J). Section 10.1 of the Development Agreement proposes a reduction to the City's building frontage requirements along a segment of the Covington Connector. A reduction from 60 percent building frontage to 40 percent building frontage will not have a significant reduction in the pedestrian experience. Such reduction is of negligible quantity and significantly relative. The pedestrian experience throughout the entire project, including the Covington Connector with the

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
				proposed 40 percent building frontage will truly be urban. The benefits of more landscaping and less surface parking are an equal or favorable tradeoff to a 60 percent building frontage requirement. No significant adverse environmental impacts are foreseen as a result of this reduction.
3.8 Transportation				
Traffic Volumes	Vehicle trips are expected to be similar in magnitude to the number of trips currently generated by the site.	Alternative 2 is projected to generate approximately 28,900 total daily trips, of which about 22,000 are expected to be new trips on the roadway system. Of these, about 2,600 are expected to occur during the PM peak hour, with about 2,000 reflecting new trips on the roadway system.	Alternative 3 is projected to generate approximately 36,500 total daily trips, of which about 28,300 are expected to be new trips on the roadway system. Of these, about 3,300 are expected to occur during the PM peak hour, with about 2,600 reflecting new trips on the roadway system.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to traffic volumes in the Planned Action EIS. The Development Agreement does not authorize traffic volumes beyond the Trip Ceiling of 2,578 new PM peak hour primary trips. See Section 22.2 of the Development Agreement.
Intersection Operations	Under future 2035 conditions with build-out of local and regional land use plans, 18 intersections defined in the City of Covington's Concurrency Management Program are projected to operate at level of service (LOS) E or F	Alternative 2 is expected to: ● Add delay to 17 intersections located in Covington and Maple Valley that are projected to operate at LOS E or F during the PM peak hour under Alternative 1. ● Reduce trips and/or average	Impacts would be similar to Alternative 2. There would be a projected reduction in trips and average delay at five intersections which would improve operations to LOS D during the PM peak hour; operation at one location would	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to intersection operations in the Planned Action EIS. Section 22 of the Development Agreement

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
	during the PM peak hour, which exceeds the City's standard of LOS D. Five intersections defined in the City of Maple Valley's Concurrency Management Program are projected to operate at LOS E or F, as well as the weighted average delay of the City's North and South concurrency groups, which exceeds the City's standard of LOS D.	delay at six intersections located in Covington that are projected to operate at LOS E or F during the PM peak hour under Alternative 1, due to shifts in traffic patterns resulting from the proposed 204th Avenue SE connector roadway. Operation at one of the locations is expected to improve to LOS D, eliminating the need for mitigation. ● Degrade operations to LOS E or F during the PM peak hour at four locations in Covington that are projected to operate at LOS D or better under Alternative 1.	improve to LOS D, eliminating the need for mitigation at this location.	incorporates the transportation mitigations set forth in the Planned Action EIS and Exhibit D further clarifies and defines Appendix D to the Planned Action EIS.
Arterial Segment	The City's Transportation Adequacy Measure (TAM) thresholds are only applied to proposed new developments. If the existing asphalt batch plant were to expand, it would be subject to City concurrency regulations, but would be expected to generate a negligible number of PM peak hour trips on citywide arterial segments. Therefore, under Alternative 1, no impacts related to arterial segments are identified.	The 2035 TAM value is projected to be 0.75 for Alternative 2, which is below the City's 0.89 threshold. No impacts related to arterial segments are identified.	The 2035 TAM value is projected to be 0.78 for Alternative 3, which is below the City's 0.89 threshold. No impacts related to arterial segments are identified.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to arterial sergments in the Planned Action EIS.

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
Site Access and Circulation	With Alternative 1, the 204th Avenue SE Connector would not be built. Although the subarea would generate a low volume of trips that would not require an additional major access point, this alternative would also not receive the benefit of adding another route option for vehicles traveling between SE 272nd Street and SR 18. With Alternative 1, the 191st Avenue SE Local Connector would not be built. However, since there would be no demand to be served between the site and the residential neighborhood to the south, no adverse impact is identified. No new site access points would be constructed, and a low volume of traffic generated by continuing operation of the asphalt pavement plant would continue to access the site via SE 256th Street. No adverse impact related to site access and circulation is expected to result.	The proposed new 204th Avenue SE Connector, between SE 256th Street and SE 272nd Street, would serve as the spine of the site's internal roadway circulation system, would provide a second major roadway connection to the site from the east, and would provide an additional emergency vehicle access point. Additionally, it would carry vehicle trips not related to the proposed project, traveling between SE 272nd Street (east of 204th Avenue SE) and the SR 18/SE 256th Street interchange. This would result in a reduction of overall trips using SE 272nd Street between 204th Avenue and SE Wax Road, and also using SE Wax Road/180th Avenue SE between SE 272nd Street and SE 256th Street. This connection is also expected to attract trips currently cutting through residential neighborhoods (e.g. via Timberlane Way SE) to access the SE 256th Street/SR 18 ramps while avoiding the SE 272nd Street/SE Wax Road intersection, reducing volumes on those neighborhood	Impacts would be similar to Alternative 2.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to site access and circulation in the Planned Action EIS. See Section 22.3 of the Development Agreement regarding the construction of the new 204th Avenue SE Connection, i.e. "Covington Connector" as well as the requirement for a Covington Connector Agreement with the City. Since adoption of the Hawk Property Subarea Plan (Ord. No. 01-14) and the Planned Action Ordinance (Ord. No. 04-14), the State of Washington has appropriated $24 million dollars to the construction of the Covington Connector. The Applicant acknowledges within Section 22.3.4 of the Development Agreement that such appropriation does not alter the mitigation requirements set forth in the Planned Action EIS regarding the Covington Connector.

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
		roadways. The additional trips generated on 204th Avenue SE would degrade the stop-controlled intersection at SE 272nd Street to LOS F. However, if mitigation is provided at this intersection, the new roadway connection is expected to result in an overall benefit to the citywide road system, by providing more options for vehicles traveling between SE 272nd Street and SR 18.		
		The proposed 191st Avenue SE Local Connector would provide a direct connection between the subarea and residential development located to the south. It would also provide an additional emergency vehicle access point. This connector is expected to have a beneficial effect on city-wide roadway operations because it would allow direct access between the subarea and adjacent residential development. Without this connection, trips generated to and from these neighborhoods would	Impacts would be similar to Alternative 2.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to the 191st Avenue SE connection in the Planned Action EIS. See Section 22.5.6 of the Development Agreement both requiring the Applicant's construction of the 191st Avenue SE connection as well as imposing timing requirements thereon.

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
		need to use SE 272nd Street and access the site via SE 256th Street or 204th Avenue SE. This would increase overall vehicle miles traveled on the roadway system, and would also increase traffic volumes along these alternate routes. With traffic calming measures such as on-street parking, landscaping, and/or devices such as traffic circles in place to discourage cut-through traffic, no adverse transportation impacts are expected to result from this connection.		
		The internal roadway and walkway system within the subarea would be subject to City design standards provided in the Covington Design Guidelines CMC Chapter 18.50, to ensure that internal mobility and safety objectives are met. With City design standards incorporated into site design, no adverse internal circulation impacts are expected to result.	Impacts would be similar to Alternative 2.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to internal circulation in the Planned Action EIS. City design standards shall apply to Lakepointe Urban Village's internal roadway and walkway system.
Traffic Safety	Historical collision data in the site vicinity do not indicate any unusual safety concerns and the addition of future projected traffic	Impacts would be similar to Alternative 1, although Alternative 2 would add more trips to the roadway system, as compared to	Impacts would be similar to Alternative 1, although Alternative 3 would add more trips to the roadway system, as compared to	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to traffic

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
	is not expect to substantially change overall safety conditions. Projected increases in vehicle traffic on the study area street network resulting from regional land use growth could increase the potential for vehicle conflicts. High average delays at stop-controlled intersections projected to operate at LOS E or F with all three alternatives could also result in drivers on the stop-controlled approaches taking shorter gaps to cross or enter the major street, which could increase the potential for vehicle conflicts. However, mitigation identified to address operational impacts would also address potential safety issues at these locations. None of the three alternatives are expected to result in significant adverse impact to traffic safety.	Alternative 1.	Alternative 1.	safety in the Planned Action EIS. Traffic safety impacts created by the Lakepointe Urban Village as described in the Development Agreement are consistent with Alternatives 2 and 3.
Transit	No residential or retail land uses would be constructed with this alternative, and no transit demand is expected to occur at the site.	Alternative 2 is expected to generate some transit trips. The area is served by two bus routes with stops located within one-half mile of the site. The decision to extend transit service to the site	The potential effects on transit due to Alternative 3 would be similar to those described for Alternative 2. However, the proposed park & ride lot with this alternative, as well as higher	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to transit in the Planned Action EIS. The effects on transit created by the

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
		would be at the discretion of King County Metro and/or Sound Transit and could be dependent on funding availability. However, higher density residential and commercial development could encourage extension of transit routes to directly serve the site. Higher density could potentially also encourage private transit services (such as Microsoft's Connector buses) to stop at the site. No adverse impacts to transit are expected to result.	density residential and commercial development compared to Alternative 2 would increase the likelihood that public or private transit service would be extended to directly serve the site. No adverse impacts to transit are expected to result from Alternative 3.	Lakepointe Urban Village as described in the Development Agreement are consistent with Alternative 3. The approximate location for a park & ride lot within the Lakepointe Urban Village is shown on Exhibits J & K of the Development Agreement.
Non-Motorized Facilities	No residential or retail land uses would be constructed, and no non-motorized demand is expected to occur at the site.	Alternative 2 is expected to generate pedestrian and bicycle trips. It includes proposed connections to the planned future trails that would be located adjacent to the site, which would encourage nonmotorized travel to and from the site. Both major roadways providing access to the subarea (existing SE 256th Street and proposed 204th Avenue SE connector) would have sidewalks that would allow non-motorized traffic to be separated from vehicular traffic. No adverse impacts to nonmotorized facilities	Impacts would be similar to Alternative 2, although higher retail and residential density under Alternative 3 would be expected to generate a higher level of non-motorized activity.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to non-motorized demand in the Planned Action EIS.

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
		are expected to result.		
Parking	No residential or retail land uses would be constructed, and no parking demand beyond what is needed to support continued operation of the asphalt plant is expected to occur at the site.	The parking supply within the subarea would be subject to City code requirements (CMC Chapter 18.50 Development Standards – Parking and Circulation) to ensure that adequate parking supply is provided to meet demand. With City parking code requirements incorporated into site design, no adverse parking impacts are expected to result.	Impacts would be similar to Alternative 2, although higher retail and residential density under Alternative 3 would be expected to require a greater amount of parking supply.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to parking in the Planned Action EIS. Section 10.2 of the Development Agreement provides an allowance for shared parking facilities located not more than 1/4 mile from uses for the Lakepointe Urban Village (as opposed to the CMC requirement of 800 feet). Such allowance may result in increased parking distances for some Lakepointe Urban Village users; however, no significant adverse environmental impacts are expected to result because such shared parking is required to be supported by a shared parking analysis, shared parking agreement, and enhanced pedestrian amenities.
Freight Mobility and Access	No substantial increase in truck traffic is anticipated and no adverse impact to freight mobility	Alternative 2 would generate delivery trucks typical of retail development, but increases are	Impacts would be similar to Alternative 2 although higher retail and residential density under	The provisions of the Lakepointe Urban Village Development Agreement do not change the

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
	or access is expected to occur.	not anticipated to substantially change the overall percentage of trucks within the project study area. This alternative would increase traffic volumes on roadways that also carry freight and some additional delays are expected. However, this alternative would also include two roadway connectors that are expected to have beneficial effect on citywide roadway operations. New development within the subarea would be subject to City code requirements for loading spaces (CMC Chapter 18.50.070). With City loading space requirements incorporated into site design and mitigation in place to address identified traffic operational impacts, no adverse impacts to freight mobility or access are expected to result.	Alternative 3 would be expected to generate a higher traffic volumes and truck trips.	impact analysis related to freight and mobility in the Planned Action EIS. Impacts created by the Lakepointe Urban Village as described in the Development Agreement would be consistent with Alternatives 2 and 3.
Construction	The No Action alternative is not expected to generate a substantial amount of truck traffic, although addition of building square footage at the existing mine site would generate some construction vehicle trips.	During development of the Hawk Property site with Alternatives 2 and 3, construction activities would generate truck and construction worker commute trips that could potentially disrupt vehicular and non-motorized	Impacts would be similar to Alternative 2 although higher retail and residential density under Alternative 3 would be expected to generate a higher number of construction truck and worker commute trips.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to construction traffic in the Planned Action EIS. Impacts created by the Lakepointe Urban Village as

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
		traffic. Activities that typically generate the largest construction traffic volumes are earth excavation and concrete pours. Improvement of the existing segment of SE 204th Avenue could also be disruptive to existing residences located along the roadway. In addition to truck and worker commute trips generated by construction activities, construction in the roadway right-of-way could require temporary lane narrowings or closures. Access to adjacent properties would need to be maintained at all times.		described in the Development Agreement would be consistent with Alternatives 2 and 3.
3.9 Public Services				
Police Protection	No additional population would result under the No Action Alternative, and no additional demand for police protection would be generated.	Approximately 1,838 residents would be added to the City's population under Alternative 2. At the current LOS standard, this would create demand for approximately 3 additional officers. The cost associated with contracting for additional police services from King County can be at least partially offset by increased tax revenue from development of the subarea.	Approximately 2,760 residents would be added to the City's population under Alternative 3. At the current LOS standard, this would create demand for approximately 4.5 additional officers. The cost associated with contracting for additional police services from King County can be at least partially offset by increased tax revenue from development of the subarea.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to police protection in the Planned Action EIS other than potentially decreasing demand for such services as a result of less population growth associated with increasing the percentage of multifamily units in the overall housing type mix. Impacts created

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
				by the Lakepointe Urban Village as described in the Development Agreement would be consistent with Alternatives 2 and 3. In addition, the Development Agreement at Section 18.1 provides for a location for a police storefront substation with the Lakepointe Urban Village.
Fire Protection	Under the No Action Alternative, no population growth would occur in the Hawk Property Subarea. As a result, no additional demand for fire protection services is anticipated.	Increased residential and commercial development under Alternative 2 would create additional demand for fire protection: ●140 additional emergency responses annually from residential development; ●75 additional emergency responses from annually from commercial development; and ●Increased workload at KFD Station 78 requiring 2 additional 24-hour staff. Construction of the spine connector street through the subarea would also improve emergency response time from Station 78 to the subarea and surrounding	Increased residential and commercial development under Alternative 3 would create additional demand for fire protection: ● 210 additional emergency responses annually from residential development; ●92 additional emergency responses from annually from commercial development; and ●Increased workload at KFD Station 78 requiring 2-3 additional 24-hour staff. Construction of the spine connector street through the subarea would also improve emergency response time from Station 78 to the subarea and	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to fire protection in the Planned Action EIS other than potentially decreasing demand for such services as a result of less population growth associated with increasing the percentage of multifamily units in the overall housing type mix. Impacts created by the Lakepointe Urban Village as described in the Development Agreement would be consistent with Alternatives 2 and 3.

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
		properties. Because the subarea would no longer be part of the jurisdiction for Maple Valley Fire and Life Safety (MVFLS), no additional demand for fire protection services from MVFLS would be generated, and development under Alternative 2 is not anticipated to result in any adverse impacts to fire protection service in the MVFLS service area.	surrounding properties. Because the subarea would no longer be part of the jurisdiction for Maple Valley Fire and Life Safety, no additional demand for fire protection services from MVFLS would be generated, and development under Alternative 3 is not anticipated to result in any adverse impacts to fire protection service in the MVFLS service area.	
Schools	No additional demand for school services would be generated under the No Action Alternative.	Population growth under Alternative 2 would increase the demand for school services. While currently split between two school districts, it is likely the entire subarea could be annexed to one district or the other. If completely annexed by the Kent School District, the following levels of student demand are anticipated, based on the Kent School District's adopted student generation rates: ● 393 elementary students; ● 92 middle school students; and ● 174 high school students. If completely annexed to the	Population growth under Alternative 3 would increase the demand for school services. While currently split between two school districts, it is likely the entire subarea could be annexed to one district or the other. If completely annexed by the Kent School District, the following levels of student demand are anticipated: ●590 elementary students; ●138 middle school students; and ●262 high school students. If completely annexed to the Tahoma School District, the following levels of student demand are anticipated:	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to schools in the Planned Action EIS other than potentially decreasing demand for such services as a result of less student generation associated with increasing the percentage of multifamily units in the overall housing type mix. Impacts created by the Lakepointe Urban Village as described in the Development Agreement would be consistent with Alternatives 2 and 3.

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
		Tahoma School District, the following levels of student demand are anticipated, based on the Tahoma School District's adopted student generation rates: ● 268 elementary students; ● 81 middle school students; and ● 99 high school students.	● 401 elementary students; ● 122 middle school students; and ● 149 high school students.	
Parks and Trails	While no additional demand for park and recreational facilities would be generated by the No Action Alternative, future development after reclamation of the mine would be subject to the on-site recreation standards of the City's municipal code (CMC 18.35.150). Because the standards of the code do not match the LOS standards of the Comprehensive Plan, such development would have the potential to increase existing deficiencies or reduce existing surpluses of various types of park space. In addition, CMC 18.35.150 does not require provision of trail or bike paths for new development, which creates the potential to increase the City's	Population growth under Alternative 2 would increase demand for park space by 3.3 acres according to code standards. The Minimum Urban Village Alternative would provide 5.5 acres of park space and 1.4 miles of trails, consistent with the LOS standards of the Comprehensive Plan and exceeding City code requirements.	Population growth under Alternative 3 would increase demand for park space by 5.1 acres according to code standards. The Maximum Urban Village Alternative would provide 8.3 acres of park space and 2.1 miles of trails, consistent with the LOS standards of the Comprehensive Plan and exceeding City code requirements.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to parks and trails in the Planned Action EIS. Impacts created by the Lakepointe Urban Village as described in the Development Agreement would be consistent with Alternatives 2 and 3. However, based on the housing unit mix currently represented by the Master Development Plan (MDP) included within the Development Agreement, the minimum park space required according to code standards is 4.89 acres; whereas, the MDP currently shows 10.49 acres of park space. In addition, Section

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
	current trails deficiency.			18.2 of the Development Agreement provides for six (6) parking spaces in the Lakepointe Urban Village to be set aside for the public for access to Cedar Creek Park. Section 10.3 of the Development Agreement allows the Applicant the opportunity to consolidate recreation space (but in no case reduce the amount of recreation space below the standards of the Comprehensive Plan or CMC requirements) amongst specific projects and/or uses within the Lakepointe Urban Village, however, in no case may a project's recreation space be located more than 1,000 feet from such project or across an arterial. As conditioned, the potential consolidation of on-site recreation will not create additional significant environmental impacts.
Solid Waste	Under the No Action Alternative, continued use and expansion of the asphalt batch plant could generate a small amount of demand for solid waste service, but this increase would not be significant on a regional scale, and	Alternative 2 would result in population growth in the subarea of approximately 1,838 persons. Based on King County's projected 2020 waste generation rates of 20.4 pounds per capita per week, Alternative 2 would result in	Alternative 3 would result in population growth in the subarea of approximately 2,760 persons. Based on King County's projected 2020 waste generation rates of 20.4 pounds per capita per week, Alternative 3 would result in	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to solid waste in the Planned Action EIS. Impacts created by the Lakepointe Urban Village as described in the

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
	no impacts are anticipated.	approximately 975 tons of additional solid waste per year. These rates are anticipated to be manageable within the existing capacity of the Cedar Hills landfill.	approximately 1,464 tons of additional solid waste per year. These rates are anticipated to be manageable within the existing capacity of the Cedar Hills landfill.	Development Agreement would be consistent with Alternatives 2 and 3.
3.10 Utilities				
Storm Drainage	A small expansion of the asphalt batch plant would occur, generating up to approximately 7,500 square feet of additional impervious surface. This would be subject to current City standards in effect at the time of development. It is estimated that the building roof square footage increase will be considered clean runoff and not result in significant adverse impacts to storm drainage facilities.	Additional impervious surface created as a result of development would increase storm drainage flows from the Hawk Property Subarea. Construction of stormwater drainage facilities estimated to be a system of swales, catch basins and pipes up to 24 inches in diameter would be required by current City standards to collect and treat these flows.	Additional impervious surface created as a result of development would increase storm drainage flows from the Hawk Property Subarea. Alternative 3 is anticipated to generate greater stormwater flows than Alternative 2 or the No Action Alternative, due to a greater amount of impervious surface coverage, which could require construction of a correspondingly greater amount of stormwater infrastructure. The elements of the infrastructure would be the same as those in Alternative 2: swales, catch basins, and pipes up to 24 inches in diameter.	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to storm drainage in the Planned Action EIS. Impacts created by the Lakepointe Urban Village as described in the Development Agreement would be consistent with Alternatives 2 and 3. Moreover, Seciton 11.4 of the Development Agreement requires an ACOE jurisidictional determination prior to the discharge of water into the site's existing pond area.
Water Supply	Under the No Action Alternative, the estimated 7,500 square foot building increase is not anticipated to result in a significant additional	Development of Alternative 2 is anticipated to generate additional demand for water service, proportional to the needs of the	Development of Alternative 3 is anticipated to generate a greater demand for water service than Alternative 2; however, the	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to water

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
	demand on water service facilities.	future development. ●Water mains along the south side of SR18, in SE 248th Street, and in 208th Street SE will be required to be upgraded. A proposed 16-inch transmission main will be required to connect the vicinity of the existing Tank 2 site from the current end of distribution at 204th Avenue to an existing main and casing under SR 18 at SE 248th Street. The alignment of this water main will most likely follow existing and proposed street networks and will be finalized at a later date pursuant to District requirements, during the development process. ●The proposed water supply network within the subarea is estimated to range between 8 and 16-inch diameter pipes. Water utility infrastructure will be further quantified, at a later date pursuant to District requirements, during the development permit review process.	facilities necessary to serve Alternative 2 also will meet the water demands of Alternative 3.	supply in the Planned Action EIS. Impacts created by the Lakepointe Urban Village as described in the Development Agreement would be consistent with Alternatives 2 and 3.

Exhibit 1.7-1. Summary of Impacts by Alternative

Resource	Alternative 1	Alternative 2	Alternative 3	Development Agreement
Sanitary Sewer	Under the No Action Alternative, the estimated 7,500 square foot building increase is not anticipated to result in significant additional demand for sewer service.	Alternative 2 is estimated to generate a demand for sanitary sewer service, proportional to the needs of the future development: The proposed sanitary sewer network within the subarea is estimated to range between 8 and 16 inch diameter pipes. The estimated flow for Alternative 2 is 400,000 gallons per day (gpd).	Alternative 3 is estimated to generate a greater demand for sanitary sewer than Alternative 2, proportional to the overall amount of development in the subarea. The proposed sanitary sewer network within the subarea is estimated to range between 8 and 16 inch diameter pipes. The estimated flow for Alternative 3 is 600,000 gallons per day (gpd).	The provisions of the Lakepointe Urban Village Development Agreement do not change the impact analysis related to sanitary sewer in the Planned Action EIS. Impacts created by the Lakepointe Urban Village as described in the Development Agreement would be consistent with Alternatives 2 and 3.

Exhibit B
Hawk Property Subarea SEPA Checklist and Mitigation Document

INTRODUCTION

The State Environmental Policy Act (SEPA) requires environmental review for project and non-project proposals that are likely to have adverse impacts upon the environment. In order to meet SEPA requirements, the City of Covington issued the Planned Action EIS for the Hawk Property, as defined in this Hawk Property Planned Action Ordinance ("Ordinance") in which this Exhibit is attached. The Planned Action EIS has identified significant beneficial and adverse impacts that are anticipated to occur with the future development of the Planned Action Area, together with a number of possible measures to mitigate those significant adverse impacts.

The City of Covington has established a Planned Action designation for the Hawk Property Subarea based on the Planned Action EIS (see **Exhibit A**). SEPA Rules indicate review of a Planned Action Project is intended to be simpler and more focused than for other projects (WAC 197-11-172). This **Exhibit B** provides a modified checklist form for Planned Action Project applicants to complete, as provided pursuant to RCW 43.21C.440.

MITIGATION DOCUMENT

A Mitigation Document is provided in **Attachment B-1** to this Exhibit B, and is also summarized in the environmental checklist. **Attachment B-1** establishes specific mitigation measures, based upon significant adverse impacts identified in the Planned Action EIS. These mitigation measures shall apply to future development proposals which are found consistent with the Planned Action thresholds in Subsection III.D of this Ordinance and the conceptual plans in Exhibit E of this Ordinance, and which are located within the Planned Action Area (see **Exhibit A**).

APPLICABLE PLANS AND REGULATIONS

The Planned Action EIS identifies specific regulations that act as mitigation measures. These are summarized by EIS topic in **Attachment B-2** to this Exhibit B and are advisory to applicants. All applicable federal, state, and local regulations shall apply to Planned Action Projects, including the regulations that are adopted with the Hawk Property Subarea Plan. Planned Action Project applicants shall comply with all adopted regulations where applicable, including those listed in the Planned Action EIS and those not included in the Planned Action EIS.

Received
NOV 21 2016
City of Covington

INSTRUCTIONS TO APPLICANTS

This environmental checklist below asks you to describe some basic information about your proposal. The City will use this checklist to determine whether the project is consistent with the analysis in the Hawk Property Planned Action EIS and qualifies as a Planned Action Project, or would otherwise require additional environmental review under SEPA. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. 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 City may ask you to explain your answers or provide additional information.

A. PROPOSAL DESCRIPTION

Date:			
Applicant:	Name/Company: Oakpointe Land Covington LLC (contact: Colin Lund)	Phone #: 425-898-2100	Cell #: 206-390-7901
	Mailing Address: 10220 NE Points Drive, Suite 310, Kirkland, WA 98033	Email Address: clund@oakpointe.com	
Property Owner:	Name/Company: Hughes and Hawks Development, a joint venture	Phone #: (253) 631-5434	Cell #:
	Mailing Address: 18330 SE Lake Holm Road, Auburn, WA 98042	Email Address: jimhawk62@hotmail.com	
Property Address	Street: 18808 SE 256th St.,	City, State, Zip Code: Covington, WA 98042	
Parcel Information	Assessor Parcel Number: 1922069041, 3022069001, 2022069012, 2022069152, 2922069162 3022069090	Property Size in Acres: 214.12 Acres	
Give a brief, complete description of your proposal.	The proposal is a Development Agreement between the Applicant and the City of Covington and associated land use applications consisting of a Zoning Map Amendment and Boundary Line Adjustment. The Development Agreement binds the six (6) parcels described above, which comprise the same subject area as the Planned Action Hawk Property Subarea Plan ("Lakepointe Urban Village Subarea Plan" or "Subarea Plan"; Covington Ordinance No. 01-14) and associated planned action ordinance ("Planned Action"; Covington Ordinance No. 04-14) based on the Hawk Property Planned Action Environmental Impact Statement issued on November 14, 2013 ("Planned Action EIS"). The potential for a development agreement was identified in the Planned Action EIS and the terms of the proposed Development Agreement are consistent with the Planned Action EIS alternatives and range of analysis. As proposed, the Development Agreement vests the Lakepointe Urban Village to the Subarea Plan, the Planned Action, the Land Use Element of the City's Comprehensive Plan, and portions of Title 18 CMC, as identified herein, for a 15-year term with the possibility of a 5-year extension.		

Property Zoning	District Name: Combination of Mining and R-6 zones (proposed Zoning Map Amendment included with application)	Building Type: Not Applicable
Permits Requested (list all that apply)	☒ Land Use: Development Agreement, Zoning Map Amendment, & Boundary Line Adjustment ☐ Building: _____	☐ Engineering: _____ ☐ Other: _____
	All Applications Deemed Complete? Yes __ No __ Explain:	
	Are there pending governmental approvals of other proposals directly affecting the property covered by your proposal? Yes X No __ Explain: Applicant has requested a jurisdictional determination from the U.S. Army Corps of Engineers under the following reference number NWS-2016-951 Oakpoint Land Covington LLC (Lakepointe urban village).	
Existing Land Use	Describe Existing Uses on the Site: Mining Reclamation and Asphalt Batch Plant Activities	
Proposed Land Use – Check and Circle All That Apply	☒ Single Family dwelling units ☒ Townhome dwelling units ☒ Multi-family dwelling units ☒ Commercial	☒ Large Format Retail ☒ Iconic/Local Retail ☒ Open Space, Parks, Plazas, Trails, Gathering Spaces ☒ Park and Ride
Dwellings	# Existing Dwelling Units: NONE #____ Dwelling Type _____ #____ Dwelling Type _____	# Proposed Dwelling Units: 1,000 to 1,500 #____ Type _____ #____ Type _____
	Proposed Density (du/ac): Combingation of R-6, R-12, MR, and RCMU	
	Dwelling Threshold Total in Ordinance: 1,000 to 1,500	Dwelling Bank Remainder as of N/A 20__ _____ dwellings
Non-residential Uses: Building Square Feet	Existing Square Feet: roughly 3,750 square feet of structure	Proposed Square Feet: 680,000 to 850,000 commercial square feet
	Employment Square Feet in Ordinance: 680,000 to 850,000 square feet Type of Employment: N/A ☐ Large Format Retail Square Feet _____ SF ☐ Iconic/Local Retail _____ SF ☐ Commercial Office _____ SF ☐ Other (describe): _____ SF	Square Feet Remainder as of N/A 20__ _____ square feet
Building Height	Existing Stories: N/A Existing Height in feet:	Proposed Stories: Proposed Height in feet: N/A
Parking Spaces	Existing: N/A	Proposed: N/A
PM Peak Hour Weekday Vehicle Trips	Existing Estimated Trips Total:	Future Estimated Trips Total:
	Net New Trips: Maximum of 2,578 new PM peak hour primary trips	
	Maximum net new primary PM peak hour trips in Ordinance: 1,965 to 2,578	Trip Bank Remainder as of _____ 20__ _____ dwellings
	Source of Trip Rate: ITE Manual ___ Other ____	Transportation Impacts Determined Consistent with Ordinance Subsection III.D(3): Yes ____ No ____

Impervious Surfaces	Existing Square Feet or Acres: Roughly 3,750 square feet of structure	Proposed Square Feet or Acres: Approximately 75.8 to 99.6 acres new impervious surface
Proposed timing or schedule (including phasing).	See proposed Phasing Map attached to the Development Agreement as Exhibit L.	
Describe plans for future additions, expansion, or further activity related to this proposal.	The Lakepointe Urban Village will be built out through several phases. See the proposed Phasing Map attached to the Development Agreement as Exhibit L. The build-out horizen mirrors the term of the Development Agreement: 15 years with the opportunity to extend for an additional five (5) years.	
List any available or pending environmental information directly related to this proposal.	Covington Northern Gateway Area Study, published in August 2012 Hawk Property Planned Action Draft Environmental Impact Statement dated July 2013 Hawk Property Planned Action Final Environmental Impact Statement dated November 2013 Lakepointe Urban Village Development Agreement, Zoning Map Amendment, and Boundary Line Adjustment SEPA Addendum dated November 17, 2016 Critical Areas Stufy for Geological Hazard Areas Lakepointe Property dated October 18, 2016 Critical Area Study on the Wetland and Streams for Lakepointe Urban Village dated November 4, 2016 ~~Hawk Property Subarea Plan dated February 11, 2014~~	

B. ENVIRONMENTAL CHECKLIST AND MITIGATION MEASURES

Earth Checklist and Mitigation Measures

1. Description of Conditions See Critical Areas Stufy for Geological Hazard Areas Lakepointe Property dated October 18, 2016 for additional detail.

A. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

B. What is the steepest slope on the site (approximate percent slope)? 12 separate fragments of Natural Steep Slopes exceeding 40% identified in Critical Areas Stufy for Geological Hazard Areas Lakepointe Property dated October 18, 2016. Additional detail provided therein.

C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? Primarily Sandy Gravelly Loams

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

No specific grading or filling is proposed as part of the Lakepointe Urban Village Development Agreement, Zoning Map Amendment and/or Boundary Line Adjustment.

3. Has any part of the site been classified as a "geologically hazardous" area? (Check all that apply)

- ☐ Landslide Hazards None
- ☐ Erosion Hazards None
- ☐ Seismic Hazards
- ☐ Liquefaction Hazards
- ☑ Other: Steep Slope Hazard Areas of both the Natural Steep Slope and Mine Related Steep Slope variety. See Critical Areas Stufy for Geological Hazard Areas Lakepointe Property dated October 18, 2016 for additional detail regarding the location and type of Steep Slope Hazard Areas within the Lakepointe Urban Village.

Describe:

STAFF COMMENTS:

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no field indications of past slope movement or recent instability according to the Critical Areas Stufy for Geological Hazard Areas Lakepointe Property dated October 18, 2016.

5. Proposed Measures to control impacts to earth, soils, and geologic hazardous areas: The Development Agreement, Zoning Map Amendment and Boundary Line Adjustment do not include any specific impacts to earth, soils and geologic hazard areas.

THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY):

- ☐X Site Specific Study
- ☐ Ground improvement and foundation support requirements
- ☐ Temporary Erosion and Sedimentation Control (TESC) measures and Best Management Practices to control erosion as required under the NPDES construction permit
- ☐ Other: _____

Future Planned Action Projects will be subject to mitigation measures.

Surface Water and Groundwater Resources Checklist

6. 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)? Jenkins Creek, a fish-bearing stream, is located within the forested area along the northeast portion of the subject site. The stream flows west and continues under Hwy 18 to the northwest. One wetland, associated with Jenkins Creek, is located on site and extends off site to the east and northwest. The subject wetland is classified as Palustrine, forested, seasonally flooded, and has depressional/riverine HGM classes. An unvegetated, excavated gravel pit, approximately 67 acres in size, is also located on the site. This gravel mine has been active since the mid-1970s, and depending on rainfall and ground water levels, there may be ponding in the pit. There is no natural connection of this ponded water with Jenkins Creek or any other stream.
If yes, describe type of surface water body, including their name(s), stream classification, and whether there is a 100-year floodplain.
Jenkins Creek is classified as a Type F stream. The on-site wetland referenced above is a Category I wetland based on special characteristics. See Critical Area Study on the Wetland and Streams for Lakepointe Urban Village dated November 4, 2016 for additional detail.
If appropriate, state what stream or river the surface water body flows into.
See above.

7. Will the proposal require or result in (check all that apply and describe below):

- ☐ any work over, in, or adjacent to (within 200 feet) the described waters?
- ☐ fill and dredge material that would be placed in or removed from surface water or wetlands?
- ☐ surface water withdrawals or diversions?
- ☐ discharges of waste materials to surface waters?
- ☐ groundwater withdrawal or discharge?
- ☐ waste materials entering ground or surface waters?

Describe: The Development Agreement, Zoning Map Amendment and Boundary Line Adjustment do not include any specific impacts to surface water and/or ground water resources.

8. Describe the source of runoff (including storm water) and method of collection, treatment, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
See Section 21.2 of the proposed Lakepointe Urban Village Development Agreement.

STAFF COMMENTS:

9. Is the area designated a critical aquifer recharge area? If so, please describe:
See Section 5.5 of the Critical Areas Stufy for Geological Hazard Areas Lakepointe Property dated October 18, 2016. As described therein, the southern portion of the Lakepointe Urban Village is located within a mapped wellhead protection area and a Category I and II critical aquifer recharge area.

10. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? The Development Agreement, Zoning Map Amendment and Boundary Line Adjustment do not include any specific proposals that create impervious surfaces; however, following build-out of the Lakepointe Urban Village as described in the Development Agreement approximately 35% to 47% of the site will be covered with impervious surfaces.

11. What measures are proposed to reduce or control water resources/stormwater impacts? The Development Agreement, Zoning Map Amendment and Boundary Line Adjustment do not include any specific impacts to water resources.

THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY):

- ☑ Low Impact Development (LID) techniques
- ☑ Stormwater Manual Basic Water Quality menu
- ☑ Stormwater Manual Enhanced Basic Water Quality menu
- ☑ Stormwater Infiltration and pretreatment
- ☑ Construction refueling containment measures
- ☑ Wells decommissioned or property constructed
- ☑ Best Management Practices (BMP) Plan
- ☑ Native species landscaping
- ☑ Demonstrate compliance with the 2008 City of Kent Draft Water System Plan Chapter 8: Wellhead Protection Program

Notwithstanding the foregoing, the Lakepointe Urban Village Development Agreement, as proposed, requires compliance for all Implementing Projects with the mitigation measures for water resources/ stormwater impacts as set forth in Exhibit B to the City's Planned Action Ordinance (Ord. No. 04-14). See Section 21.2 of the Development Agreement.

Other: _____

Air Quality/GHG Checklist and Mitigation Measures

12. What types of emissions to the air would result from the proposal a) during construction and b) when the project is completed? Please describe and give quantities if known. As non-project actions, the Development Agreement, Zoning Map Amendment and Boundary Line Adjustment do not include any specific impacts to air quality or produce any emissions to the air.

See Addendum for updates and clarifications.

13. What measures are proposed to reduce or control air emissions? Not applicable.

THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY):

- ☐ Air Quality Control Plans
- ☐ Puget Sound Clean Air Agency Approval of Burning Slash
- ☐ Greenhouse Gas Reduction Measures
- ☐ Other: _____

Explain how additional mitigation and Greenhouse Gas Reduction Measures are incorporated into the project, and which measures are not incorporated and why they are infeasible:

STAFF COMMENTS:

Mitigation measures will apply to future Planned Action Projects.

Plants and Animals Checklist and Mitigation Measures

Plants and Habitat Checklist	Staff Comments:
14. Check or circle types of vegetation found on the site: See pages 4-5 of ☑ Deciduous tree: Alder, maple, aspen, other _____ ☑ Evergreen tree: Fir, cedar, pine, other ☑ Shrubs ☑ Grass ☐ Pasture ☐ Crop or grain ☑ Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other ☐ Water plants: Water lily, eelgrass, milfoil, other _____ ☐ Other types of vegetation: _____	
15. Are there wetlands on the property? Please describe their acreage and classification. Yes, there is a Category I on-site depressional wetland along Jenkins Creek that is 928,291 square feet (on-site).	
16. Is there riparian habitat on the property? Yes, there is riparian habitat on the property.	
17. What kind and amount of vegetation will be removed or altered? The Development Agreement, Zoning Map Amendment and Boundary Line Adjustment do not include any specific impacts to vegetation. Notwithstanding the foregoing, the Lakepointe Urban Development Agreement at Section 10.5 imposes specific tree retention requirements on Implementing Projects that meet or exceed the standards set forth in the CMC.	
18. List threatened or endangered species known to be on or near the site. According to the Planned Action EIS, steelhead trout are mapped north of Highway 18, but not onsite. No other State or federally listed threatened or endangered species are documented on or adjacent to the site.	
19. Is the proposal consistent with critical area regulations? Please describe. Yes, pursuant to the terms of the proposed Development Agreement, all Lakpointe Urban Village Implementing Projects will be subject to City's Criticals Area Ordinance in effect at the time of application or the buffers described in the Planned Action EIS under the King County Code, whatever is larger.	

20. Proposed landscaping, use of native plants, buffers, or other measures to preserve or enhance vegetation on the site: THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY): ☐ Water quality ☐ LID stormwater practices ☐ Critical area protection/avoidance ☐ Buffers consistent with regulations and placed in tract ☐ Native landscaping ☐ A long-term stewardship program for natural open spaces and critical areas ☐ Other: _____ Describe: Not applicable to the Lakepointe Urban Village Development Agreement, Zoning Map Amendment, and Boundary Line Adjustment.	STAFF COMMENTS: Mitigation measures will apply to future Planned Action Projects.
Fish and Wildlife	
21. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: ☑ Birds: Hawk, heron, eagle, songbirds, other: _____ ☐ Mammals: Deer, bear, elk, beaver, other: _____ ☐ Fish: Bass, salmon, trout, herring, shellfish, other: _____	
22. List any threatened or endangered species known to be on or near the site. None known. See response to Question 18 above.	
23. Is the proposal consistent with standard critical area buffers? Please describe. Yes, pursuant to the terms of the proposed Development Agreement, all Lakpointe Urban Village Implementing Projects will be subject to City's Criticals Area Ordinance in effect at the time of application or the buffers established in the Planned Action EIS, whatever is larger.	
24. Proposed measures to preserve or enhance fish and wildlife, if any: THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY): ☐ X Native landscaping retained and added ☐ X Wildlife crossing ☐ X Critical area protection/avoidance ☐ Other: _____ Describe: Not applicable to the Lakepointe Urban Village Development Agreement, Zoning Map Amendment, and Boundary Line Adjustment.	Mitigation measures will apply to future Planned Action Projects.

Noise Checklist and Mitigation Measures

25. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Current noise in the area of the Lakepointe Urban Village consists of traffic noise from SR 18 and operation of the Lakeside asphalt batch plant.

26. 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 of new homes and commercial buildings within the Lakepointe Urban Village will generate temporary construction noise for other existing homes and businesses in the vicinity. In the long-term, future traffic volumes will increase as a result of this development and an increased population. For most residents adjacent to streets, increased traffic would result in the greatest increase in ambient noise levels, caused by moving traffic and vehicles idling at intersections. See Section 3.6 of the Planned Action EIS for further discussion related to noise.

THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY):

- ☐ Chapter 8.20 of the Covington Municipal Code, Noise Control
- ☐ Washington State Noise Control Act of 1974 (WAC 173-60)
- ☐ Noise control plans
- ☐ Construction noise reduction measures
- ☐ Noise field measurements
- ☐ Appropriate site design. For example, based on the Planned Action EIS analysis, with a 35-foot minimum setback to residential buildings or residential outdoor use areas, the modeled traffic noise levels at new dwellings would be less than the impact criteria.
- ☐ Building materials and design (e.g. double pane windows) if exterior noise levels exceed local, state, or federal thresholds as studied in the Planned Action EIS.
- ☐ Other: _____

Describe: Not applicable to the Lakepointe Urban Village Development Agreement, Zoning Map Amendment, and Boundary Line Adjustment.

STAFF COMMENTS:

Mitigation measures will apply to future Planned Action Projects. Additionally, the Covington Connection will have its own review process.

Land Use Checklist

27. What is the current use of the site and adjacent properties? (Add more explanation as needed beyond description in Part A.) The Lakepointe Urban Village site is currently used for mining reclamation activities, an asphalt batch plant, and otherwise vacant land. Adjacent properties to the south and east are single-family residential.	**STAFF COMMENTS:**
28. Describe any structures on the site. Will any structures be demolished? If so, what type, dwelling units, square feet? Existing buildings on the Lakepointe Urban Village site include industrial buildings associated with the asphalt batch plant consisting of roughly 3,750 square feet of structure. These will be demolished when the site is redeveloped.	
29. What is the current comprehensive plan designation of the site? The current comprehensive plan designation for the site is Lakepointe Urban Village Subarea.	
30. What is the current zoning classification of the site? Combination of Mining (133 acres) and R-6 zones (proposed Zoning Map Amendment included with application).	
31. If applicable, what is the current shoreline master program designation of the site? No water bodies or streams regulated under the Shoreline Management Act are located within the Lakepointe Urban Village.	
32. What is the planned use of the site? List type of use, number of dwelling units and building square feet. The planned use for the Lakepointe Urban Village is the creation of an urban village at the City's northern gateway that provides a mix of commercial development focused on regional uses and a variety of housing types. Public recreational amenities, such as parks, open space, regional trails, a central pond feature, and bicycle and pedestrian paths, are also included.	
33. What is the tallest height of any proposed structure(s)? No specific structures are included in the proposal because the Lakepointe Urban Village Development Agreement, Zoning Map Amendment and Boundary Line Adjustment are non-project actions.	
34. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY): ☑ Consistency with Hawk Property Subarea Plan as described below ☐ Other: _____ Describe these measures and how they are incorporated into the development: The Development Agreement and Zoning Map Amendment implement the terms of the Hawk Property Subarea Plan. For example, the Zoning Map Amendment applies to the Lakepointe Urban Village the zoning and densities dicussed in the Subarea Plan and the Development Agreement includes a Master Development Plan (MDP) that adheres to the new policies (e.g., variety of housing types, mixed-use with public amenities, etc.) set forth in the Subarea Plan.	

Transportation Checklist

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

Vehicle access to and from the Lakepointe Urban Village is provided by SR 18, SE 240th Street, and SE 256th Street. SR 18 is a state highway and the others are classified as minor arterials. The Applicant is also required to construct the Covington Connector to serve as the spine to the Lakepointe Urban Village internal roadway sytem; will provide a second major roadway connection to the site; and will also provide an additional emergency vehicle access point. See Section 22.3 of the proposed Development Agreement.

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

Transit service is limited within the City of Covington and, currently, the nearest transit stop is approximately 0.5 miles south of the Lakepointe Urban Village. Per the tems of the Planned Action EIS and proposed Development Agreement, the Applicant shall provide a park and ride location within the site. See Exhibit J of Dev. Agmt. for proposed approximate location.

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

The proposals are non-project actions and, therefore, no specific development projects and associated parking spaces are proposed at this time. However, The parking supply within the Lakepointe Urban Village will be subject to City code requirements (CMC Chapter 18.50 Development Standards – Parking and Circulation) to ensure that adequate parking supply is provided to meet demand.

38. 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).

See response to Question 35 above regarding construction of the Covington Connector. In addition, as required by the Planned Action EIS and described in proposed Section 22.5.6 of the Development Agreement, the Applicant is required to construct a local roadway connection between 191st Ave. SE and the south end of the Lakepointe Urban Village's internal roads.

39. How many PM peak hour vehicular trips per day would be generated by the completed project? Attach appropriate documentation.

The proposals are non-project actions and, therefore, do not themselves generate vehicle trips; however, the terms of the proposed Lakepointe Urban Village Development Agreement cap development on the site to 2,578 new PM peak hour primary trips. See Section 22.2 of the Development Agreement.

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

THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY):

- ☐ Trips in Ordinance Subsection III.D(3)(a) are not exceeded, the project meets the Concurrency and Intersection Standards of Subsection III.D(3)(b), and that the project has mitigated impacts consistent with Subsection III.D (3)(c).
- ☐ Installation of required improvements necessitated by development or that are part of Planned Action (e.g. spine road and associated intersection improvements).
- ☐ Fair share contribution to improvements at City concurrency intersections and roads.
- ☐ Other measures to reduce or control transportation impacts: _____

Describe: See Section 22 of the proposed Lakepointe Urban Development Agreement that incorporates the transportation mitigation for the site set forth in the Planned Action EIS and describes in detail the measures to reduce transportation impacts from the development, including a new Exhibit S thereto.

STAFF COMMENTS:

Verify that:

- ☐ The Planned Action Project applicant has submitted documentation of the trips, required improvements, impact fees and other mitigation in comparison to the Planned Action EIS and the Planned Action Ordinance.
- ☐ The City has verified incremental and total trip generation.

Public Services and Utilities Checklist

	STAFF COMMENTS:
41. Police Protection: Would the project increase demand for police services? Can City levels of service be met? See Section 3.9 of the Planned Action EIS for discussion of police services. Yes, as Lakepointe Urban Village developments, increased City population will cause an increased demand for police services. Additional officers will be required. See also proposed Section 18.1 of the Development Agreement reserving space for a police substation within Lakepointe itself.	
42. Fire and Emergency Services: Would the project increase demand for fire and/or emergency services? Can levels of services be met? Increased residential and commercial development within the Lakepointe Urban Village would create additional demand for fire protection and emergency services. Applicant will be required to satisfy mitigation measure #38 in Attachment B-1 to the Planned Action EIS.	
43. Schools: Would the project result in an increase in demand for school services? Can levels of services be met? Is an impact fee required? As non-project actions, the Lakepointe Urban Village Development Agreement, Zoning Map Amendment, and Boundary Line Adjustment will not themselves result in an increased demand for school services; however, development of Lakepointe Urban Village will increase demand for school services by increasing population within the City of Covington. Implementing Projects within Lakepointe Urban Village will be subject to school impact fees. See proposed Section 13.3 of the Development Agreement.	
44. Parks and Recreation: Would the project require an increase in demand for parks and recreation? Can levels of services be met? Are parks and trails provided consistent with the Planned Action EIS Alternatives? Is an impact fee required? As non-project actions, the Lakepointe Urban Village Development Agreement, Zoning Map Amendment, and Boundary Line Adjustment will not themselves result in an increased demand for parks and recreation; however, see proposed Section 16 of the Development Agreement detailing Implementing Project's obligations to provide park and recreation space consistent with CMC Title 18.	
45. Water Supply: Would the project result in an increased need for water supply or fire flow pressure? Can levels of service be met? As non-project actions, the Lakepointe Urban Village Development Agreement, Zoning Map Amendment, and Boundary Line Adjustment will not themselves result in an increased demand for water supply or fire flow pressure. The Planned Action EIS concluded that no additional mitigation measures were necessary related to water supply for development within the Lakepointe Urban Village. See page 3-153 of the Draft Planned Action EIS.	
46. Wastewater: Would the project result in an increased need for wastewater services? Can levels of service be met? As non-project actions, the Lakepointe Urban Village Development Agreement, Zoning Map Amendment, and Boundary Line Adjustment will not themselves result in an increased demand for wastewater services. Implementing Projects will be required to meet CMC requirements for sanitary sewer. The Planned Action EIS concluded that no additional mitigation measures are necessary for sanitary sewer utility infrastructure. See Draft Planned Action EIS at p. 1-31.	
47. Other Public Services and Utilities: Would the project require an increase in demand for other services and utilities? Can levels of services be met? See Section 3.9 of the Planned Action EIS for discussion. As non-project actions, the Lakepointe Urban Village Development Agreement, Zoning Map Amendment, and Boundary Line Adjustment will not themselves result in an increased demand for other services and utilities.	
48. Proposed measures to reduce or control direct impacts on public services. THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY): ☐ Police Services: Adequate levels of service available to serve development (verified by levels of service studied in the Planned Action EIS and City contract with King County Sheriff Office). ☐ Fire Services: Mitigation agreement between the developer and Kent Regional Fire Authority. ☐ Parks and Recreation: Park space and trails are provided to be consistent with both the LOS standards of the Parks and Recreation Element of the Comprehensive Plan and with the requirements of CMC 18.35.150 and this Planned Action Ordinance. ☐ Water and Wastewater: Adequate service at the time of development. ☐ Other Measures to reduce or control public services and utilities impacts:_____ Describe: See Applicant's responses to Questions 41 through 47 above.	

ADDITIONAL ENVIRONMENTAL TOPICS

Historic and Cultural Preservation	
49. 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 documented historic register properties are located within, or in the vicinity of, the Lakepointe Urban Village. See page 3-81 of the Draft Planned Action EIS.	STAFF COMMENTS:
50. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. None. See page 3-81 of the Draft Planned Action EIS. See also DEIS Appendix A, pp. 11-12	
51. Proposed measures to reduce or control impacts to historic or cultural resources, if any: THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY): ☐ Condition to stop construction if remains of historic or archeological significance are found. ☐ Consultation with the Washington State Department of Archaeology and Historic Preservation. ☐ Where project is proposed on or immediately surrounding a site containing an archaeological resource a study is conducted by a qualified professional archaeologist Describe: As non-project actions, the Development Agreement, Zoning Map Amendment and Boundary Line Adjustment will not have any specific impacts to historic or cultural resources; however, per the terms of the proposed Development Agreement, all Implementing Projects within the Lakepointe Urban Village will be subject to mitigation measure #40. See Attachment B-1 to Planned Action Ordinance.	

C. APPLICANT SIGNATURE

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE CORRECT AND COMPLETE. I UNDERSTAND THAT THE LEAD AGENCY IS RELYING ON THEM TO MAKE ITS DECISION.

Signature:	
Date:	November 17, 2016

D. REVIEW CRITERIA

Review Criteria

The City's SEPA Responsible Official may designate Planned Action Projects consistent with Subsection III.E of this Ordinance, if all of the following criteria are met.

Criteria	Describe how your application and proposed development meets the criteria.
(a) The proposal is located within the Planned Action area identified in Exhibit A.	Yes, the geographic boundaries of property bound by the proposed terms of the Lakepointe Urban Village Development Agreement, as well as the Zoning Map Amendment, are coincident with the Planned Action area identified in Exhibit A. The Boundary Line Adjustment includes four of the five parcels identified in Exhibit A.
(b) The proposed uses and densities are consistent with those described in the Planned Action EIS and Subsection III.D of this Ordinance.	Yes, while there are no specific uses or densities proposed in the Lakepointe Urban Village Development Agreement (or Zoning Map Amendment and Boundary Line Adjustment), the terms of the proposed Development Agreement and Zoning Map Amendment only the authorize land uses and densities described in the Planned Action EIS and Subsection III.D of the Planned Action Ordinance (Covington Ord. No. 04-14).
(c) The proposal is within the Planned Action thresholds and other criteria of Subsection III.D of this Ordinance.	Yes, while no specific Implementing Project is proposed by the Lakepointe Urban Village Development Agreement, Zoning Map Amendment, or Boundary Line Adjustment, the terms of the proposed Development Agreement only authorize development up to the thresholds, and consistent with the other criteria, set forth in the Planned Action Ordinance. See, for example, Section 8.1 of the Development Agreement.
(d) The proposal is consistent with the Hawk Property Subarea Plan and the Covington Comprehensive Plan.	Yes, the proposed Lakepointe Urban Village Development Agreement, Zoning Map Amendment, and Boundary Line Adjustment are consistent with, and in fact implement the goals of, the Hawk Property Subarea Plan and Covington Comprehensive Plan. See pages 5 though 7 of the Zoning Map Amendment application for a lengthy description of the zoning proposed in the Development Agreement and Zoning Map Amendment are consistent with the Subarea Plan and Comprehensive Plan.
(e) The proposal's significant adverse environmental impacts were identified in the Planned Action EIS.	Yes, the proposed Development Agreement only authorizes development within the Lakepointe Urban Village within the range of range of land use thresholds, i.e., 1000-1500 residential units and 680,000 to 850,000 commercial square feet, and up to the Trip Ceiling (2,578 new PM peak hour primary trips) analyzed in the Planned Action EIS. Moreover, as summarized in the associated SEPA Addendum, the five (5) deviations from the City's development regulations proposed in the Lakepointe Urban Village Development Agreement do not create any additional significant adverse environmental impacts beyond those previously studied in the Planned Action EIS.
(f) The proposal's significant adverse impacts have been mitigated by the application of the measures identified in this Exhibit B, Subsection III.D of this Ordinance, and other applicable city regulations, together with any modifications or variances or special permits that may be required.	Yes, see Section 19.1 of the proposed Lakepointe Urban Village Development Agreement, the provisions of the Development Agreement itself, including the Subarea Design Standards (Exhibit P), the mitigation measures set forth in the Planned Action Ordinance, and the provisions of the Covington Municipal Code, mitigate any probable significant adverse environmental impacts directly identified as a result of the development of the Lakepointe Urban Village. See the Addendum for a discussion of the deviations.
(g) The proposal complies with all applicable local, state, and/or federal laws and regulations and the SEPA Responsible Official determines that these constitute adequate mitigation.	Yes, the Lakepointe Urban Village Development Agreement, Zoning Map Amendment, or Boundary Line Adjustment complies with all applicable local, state, and/or federal laws and regulations. Moreover, nothing in the proposed Development Agreement preempts or relieves the Applicant's obligation to comply with the terms of federal or state laws, including those related to stormwater and the DNR Reclamation Permit. See, for example, Section 13.4. Finally, as set forth in Section 13.4 of the Development Agreement, Lakepointe Urban Village Implementing Projects are not vested against the application of new development regulations to the extent the new regulations are required by a serious threat to public health and safety.

Criteria	Describe how your application and proposed development meets the criteria.
(h) The proposal is not an essential public facility as defined by RCW 36.70A.200(1) unless an essential public facility is accessory to or part of a development that is designated a Planned Action Project under Subsection III.E of this Ordinance.	The proposed Lakepointe Urban Village Development Agreement, Zoning Map Amendment, and Boundary Line Adjustment are not essential public facilities.

Determination Criteria

Applications for Planned Actions Projects shall be reviewed pursuant to the process in Subsection III.G of this Ordinance.

Requirement	Staff Comments
Applications for Planned Action Projects shall be made on forms provided by the City and shall include the Subarea SEPA checklist included in this Exhibit B.	
A conceptual site plan consistent with Subsection III.G(3) of this Ordinance demonstrates how the Planned Action Project is consistent with the overall site plan and Planned Action EIS conceptual alternatives in Exhibit E of this Ordinance.	
The application has been deemed complete in accordance with Title 14 CMC, Planning and Development.	
The application is for a project within the Planned Action Area defined in Exhibit A of this Ordinance.	
The proposed use(s) are listed in Subsection III.D of this Ordinance and qualify as a Planned Action.	

E. SEPA RESPONSIBLE OFFICIAL DETERMINATION

A. Determination of Consistency - Qualifies as a Planned Action Project: The application is consistent with the criteria set forth in this Hawk Property Planned Action Ordinance and has been determined to qualify as a Planned Action Project.

The project and underlying permit(s) review shall proceed in accordance with the applicable permit review procedures specified within Title 14 CMC, Planning and Development, except that no SEPA threshold determination, EIS, or additional SEPA review shall be required.

Notice of the Planned Action Determination of Consistency shall be made according to the notice requirements of the underlying project permit(s) pursuant to Title 14 CMC, Planning and Development. If notice is not otherwise required for the underlying project permit(s), no special notice is required.

SEPA Responsible Official Signature:	
Date:	

B. Determination of Inconsistency - Does not Qualify as Planned Action Project: The application is not consistent with the criteria set forth in this Hawk Property Planned Action Ordinance and has been determined to not qualify as a Planned Action Project for the following reasons:

_____

_____

_____

Projects that fail to qualify as Planned Action Projects may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.

SEPA Process Prescribed: _____

SEPA Responsible Official Signature:	
Date:	

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

See responses to Questions 6 through 13 in the Hawk Property Subarea SEPA Checklist.

Proposed measures to avoid or reduce such increases are:

See responses to Questions 6 through 13 in the Hawk Property Subarea SEPA Checklist.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

See responses to Questions 14 through 24 in the Hawk Property Subarea SEPA Checklist.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

See responses to Questions 14 through 24 in the Hawk Property Subarea SEPA Checklist.

3. **How would the proposal be likely to deplete energy or natural resources?**

Energy is likely to be used mostly for heating and lighting within the residential and commercial development of the Lakepointe Urban Village. Sustainability features are required to be incorporated into the design and Implementing Projects of the Lakepointe Urban Village per proposed Section 18.3 of the Development Agreement.

Proposed measures to protect or conserve energy and natural resources are:

See response above.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

See responses to Questions 16, 18, 19, 21-24, and 49-51 in the Hawk Property Subarea SEPA Checklist.

Proposed measures to protect such resources or to avoid or reduce impacts are:

See responses to Questions 16, 18, 19, 21-24, and 49-51 in the Hawk Property Subarea SEPA Checklist.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

See responses to Questions 27 through 34 in the Hawk Property Subarea SEPA Checklist.

Proposed measures to avoid or reduce shoreline and land use impacts are:

See responses to Questions 27 through 341 in the Hawk Property Subarea SEPA Checklist.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

See responses to Questions 35 through 48 in the Hawk Property Subarea SEPA Checklist.

Proposed measures to reduce or respond to such demand(s) are:

See responses to Questions 35 through 48 in the Hawk Property Subarea SEPA Checklist.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

See proposed Section 13.4 of the Lakepointe Urban Village Development Agreement that provides:
(i) nothing in the Development Agreement relieves the Applicant of any obligations to comply with state or federal laws including but not limited to those related to storm, surface water, floodplain management and the DNR reclamation permit; and
(ii) nothing in the Development Agreement vests the Applicant against the application of development standards that are imposed by virtue of state or federal preemption of the City of Covington's regulatory authority.

Wetland Resources, Inc.

Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance

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Everett, Washington 98208
(425) 337-3174
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CRITICAL AREA STUDY ON WETLANDS AND STREAMS

FOR

LAKEPOINTE URBAN VILLAGE

Wetland Resources, Inc. Project #14087

Prepared By:

Wetland Resources, Inc.
9505 19th Ave SE, Suite 106
Everett, WA 98208
(425) 337-3174

For:

Oakpointe Land Covington, LLC
Attn: Kevin Thomas
10220 NE Points Drive #310
Kirkland, WA 98033

April 24, 2015
Revision #1: July 8, 2015
Revision #2: July 30, 2015
Revision #3: July 5, 2016
Revision #4: November 4, 2016

Table Of Contents

Introduction	1
Site Description	1
Review of Existing Information	1
Wetland and Stream Classifications-Cowardin	2
Critical Area Classifications-King County	2
Wetland Determination Report	3
Boundary Determination Findings	5
Functions and Values Assessment	7
Use of this Report	8
References	10

Appendix A: Wetland Determination Data Forms

Appendix B: Wetland Rating Form

Appendix C: NWI Aerial Map

Appendix D: Critical Area Study on Wetlands and Streams Map

INTRODUCTION

The purpose of this revised report is to update information provided in the previously submitted Critical Area Study/Wetland and Stream reports. This report reflects the annexation of two King County parcels into the City of Covington and includes an additional parcel that has been added to the project site (parcel number 3022069090). Parcel number 3022069090 was included in the site investigation on April 17, 2014, but was not mentioned in the original report(s) since it was not officially part of the project at that time. In addition, the name of the project has changed, and the report has been updated accordingly.

SITE DESCRIPTION

Wetland Resources, Inc. (WRI) completed site investigation and wetland delineation April 17, 2014 to locate jurisdictional wetlands and streams on a six-parcel site including a gravel pit and immediate surroundings in Covington, WA. All wetland delineation work was completed in April 2014. An additional site visit on June 30, 2015 was conducted to further evaluate the specific characteristics of the wetland on-site in order to gather information to complete the wetland rating. The site is a total of 212.91 acres, comprised of King County parcel numbers: 1922069012, 1922069041, 2022069152, 2922069162, 13022069001 and 3022069090. The subject site is located just south of State Route (SR) 18, at the exit for SE 256th street. The site is further located in a portion of Sections 19 and 20 in Township 22N, and Range 06E, W.M.

The subject site contains a gravel mine, asphalt plant, and associated access roads. This infrastructure covers the majority of the site, with an area of undisturbed forest along the northeast portion of the site. Surrounding land use is primarily single family residential. Development along the southern side of the site is smaller lots with a higher density of units. Residential lots along the northern side of the site are larger, more rural lots, with a lower density of units per acre.

Jenkins Creek, a known fish-bearing stream, is located within the forested area along the northeast portion of the site. The stream enters the site from the northeast, flows west through the property, and continues flowing slightly north, off-site under SR 18. Jenkins Creek is contained within a large wetland that is present on either side of the stream. This wetland is located on the subject site, and extends off-site to the northeast and west/northwest.

Jenkins creek and the on-site wetland features are discussed in further detail below.

REVIEW OF EXISTING INFORMATION

In addition to conducting on-site investigations of the project area, public resource information was reviewed to identify the presence of wetlands, streams, and other critical areas within and near the project area. The following information was examined:

- *National Wetlands Inventory*: The USFWS National Wetland Inventory (NWI) depicts three wetland areas on the site. Two are listed as "excavated" are shown within the gravel pit area of the site. The third is the forested wetland along Jenkins Creek.
- *USDA/NRCS Web Soil Survey:* Soils mapped within the project area include Everett gravelly sandy loam, Seattle muck, and Orcas peat. Seattle muck and Orcas peat meet the criteria for hydric soils per the Natural Resources Conservation Service (NRCS).
- *WDFW SalmonScape Interactive Mapping System:* SalmonScape shows Coho salmon presence in Jenkins Creek.
- *WDFW Priority Habitat and Species (PHS) Maps (dated March 24, 2015):* The WDFW PHS Map indicates that there are wetland areas on-site along Jenkins Creek and within the excavated areas of the gravel pit operation. These maps also document resident coastal cutthroat trout and Coho salmon within Jenkins Creek.
- *King County iMap Interactive Map*: The iMap interactive map indicates the presence of two wetland areas and a stream on the property. Wetland areas are located in the northeast portion of the subject site and within the excavated area of the gravel pit.
- *Hawk Property Planned Action EIS and the Planned Action Ordinanace 04-14*: This document states that additional buffer protection shall be provided by applying the wider King County buffer to Wetland A (which is contiguous with Jenkins Creek) following annexation.

WETLAND AND STREAM CLASSIFICATIONS – COWARDIN SYSTEM

According to the Cowardin System, as described in Classification of Wetlands and Deepwater Habitats of the United States, the classification for the on-site critical areas are as follows:

Wetland: Palustrine, Forested, Coniferous/Broad-leaved Deciduous, Seasonally flooded.

Jenkins Creek: Riverine, Lower Perennial, Unconsolidated Bottom, Sand.

CRITICAL AREA CLASSIFICATIONS – KING COUNTY

The Final Environmental Impact Statement (FEIS) for this project requires the buffer widths outlined in King County Code (KCC) are provided for the on-site wetland and stream. In order to determine these buffer widths, the wetland was classified using the Washington State Wetland Rating System for Western Washington, Department of Ecology publication number 04-06-025. Streams were classified according to the water typing system provided in the Washington Administrative Code (WAC), section 222-16-030 and KCC. According to KCC the classifications for the on-site critical areas are:

Wetland – Category I: The on-site wetland is a depressional wetland along Jenkins Creek and includes both depressional and riverine components. This wetland contains over one contiguous acre of mature forest, and therefore is a Category I wetland based on special characteristics. When rated for functions, this wetland received an overall score of 50 points, with a habitat score of 22 points. Category I wetlands that receive 22 habitat points are assigned a standard buffer of 165 feet per KCC 21A.24.325.

Jenkins Creek – Type F: Jenkins Creek is a known fish-bearing stream, but it is not designated as a Shoreline of the State. Therefore, Jenkins Creek is classified as a Type F stream. According to KCC 21A.24.358, Type F streams with anadromous or resident salmonids, as mapped in Jenkins Creek, typically receive a standard buffer of 115 feet.

WETLAND DETERMINATION REPORT

Methodology

The 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), (Environmental Laboratory, 2010) was used to make a determination on this site. Under this method, the process for making a wetland determination is based on three sequential steps:

1) Examination of the site for hydrophytic vegetation (species present and percent cover);

2) If hydrophytic vegetation is found, then the presence of hydric soils is determined.

3) The final step is determining if wetland hydrology exists in the area examined under the first two steps.

The following criteria descriptions were used in the boundary determination:

Wetland Vegetation Criteria

The 2010 Regional Supplement defines hydrophytic vegetation as "assemblage of macrophytes that occurs in areas where inundation or soil saturation is either permanent or have sufficient frequency and duration to influence plant occurrence." Field indicators were used to determine whether the vegetation meets the definition for hydrophytic vegetation.

Wetland Soils Criteria and Mapped Description

The 2010 Regional Supplement defines hydric soils as "soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part." Field indicators were used to determine whether a given soil meets the definition for hydric soils.

The soils underlying the site are mapped in the Soil Survey of King County Area Washington as Everett gravelly sandy loam 0-5 percent slopes, Everett gravelly sandy loam 5-15 percent slopes, Seattle muck, and Orcas peat.

The Everett Series is made up of somewhat excessively drained soils that are underlain by very gravelly sand at a depth of 18 to 36 inches. These soils formed in very gravelly glacial outwash deposits, under conifers. In a representative profile, the surface layer and subsoil are black to brown, gravelly to very gravelly sandy loam about 32 inches thick. Soils included with this soil in mapping make up no more than 30 percent of the total acreage. Permeability is rapid. Available water capacity is low.

The Seattle series is made up of very poorly drained organic soils that formed in material derived primarily from sedges. These soils are in depressions and valleys on the glacial till plain and also in the river and stream valleys. Slopes are 0 to 1 percent. In a representative profile, the surface layer is black muck about 11 inches thick. It is underlain by dark reddish-brown, black, very dark brown, and dark-brown muck and mucky peat that extends to a depth of 60 inches or more. The subsurface layers are stratified mucky peat, muck, and peat that formed mostly from sedges. Where these soils adjoin mineral soils, some layers are 25 percent wood fragments. Some areas are up to 30 percent inclusions of Tukwilla soils, which are deep mucks, and Shalcar soils, which are shallow over a mineral substratum; and some areas are up to 15 percent inclusions of the wet Bellingham and Norma soils. Total inclusions do not exceed 30 percent. Permeability is moderate. There is a seasonal high water table at or near the surface. Available water capacity is high. This soil is listed as hydric in the Hydric Soils List for Washington.

The Orcas series consists of very deep, very poorly drained organic soils formed from sphagnum moss. Orcas soils occupy depressions on the glacial drift plains and have slopes of 0 to 2 percent. In a representative profile, the surface layer is dark reddish brown peat about 3 inches thick. It is underlain by dark brown peat to a depth of 12 inches. The third layer is brown peat that extends to a depth of 60 inches or more. The water table is near the surface for most of the year. This series is of small extent, located in Western Washington.

Wetland Hydrology Criteria

Wetland hydrology encompasses all hydrologic characteristics of areas that are periodically inundated or have soils saturated to the surface for a sufficient duration during the growing season. Areas with evident characteristics of wetland hydrology are those where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and chemically reducing conditions, respectively.

Additionally, areas which are seasonally inundated and/or saturated to the surface for a consecutive number of days ≥ 12.5 percent of the growing season are wetlands, provided the soil and vegetation parameters are met. Areas inundated or saturated between five and 12.5 percent of the growing season in most years may or may not be wetlands. Areas saturated to the surface for less than five percent of the growing season are non-wetlands. Field indicators were used to determine whether wetland hydrology parameters were met on this site.

BOUNDARY DETERMINATION FINDINGS

Investigation of the subject site determined there is one wetland present on-site. Additional areas that NWI and King County have mapped as wetlands are located in the mined area of the gravel pit. The area mapped as Orcas peat is located within the excavated area of the gravel mine.

Wetland

The on-site wetland contains both depressional and riverine wetland components per the hydrogeomorphic (HGM) classification system (Brinson 1993). It is located along the north/northeast area of the subject site and continues off-site to the northeast and west. Based on the Cowardin classification system, Wetland A is a Palustrine/Forested/Seasonally Flooded wetland system.

Dominant vegetation within the wetland includes: black cottonwood (*Populus balsamifera*), red alder (*Alnus rubra),* western red cedar (*Thuja plicata*), salmonberry (*Rubus spectabilis*), Scouler's willow (*Salix scouleriana*), vine maple (*Acer circinatum*), skunk cabbage (*Lystchiton americanus*), and lady fern (*Athyrium felix-femina*). Soils in the wetland area were typically a black (10YR 2/1) sandy clay loam. The soil was saturated to the surface at the time of the wetland delineation, and areas of standing water were observed throughout the wetland.

The wetland was rated as a depressional wetland. This wetland contains over one contiguous acre of mature forest, and therefore is a Category I wetland based on special characteristics. When rated for functions, this wetland received an overall score of 50 points, with a habitat score of 22 points. Category I wetlands that receive 22 habitat points are assigned a standard buffer of 165 feet per KCC 21A.24.325. The following table lists the area of wetland and buffer per parcel of the subject site. There are no wetland or buffer areas present on parcel 2022069162, 13022069001, or 3022069090.

Table One: Wetland and Buffer Areas On-site

Feature	**Total Area On-site**	**Parcel 1922069012**	**Parcel 1922069041**	**Parcel 2022069152**
Wetland A	928,291 square feet	592,328 square feet	38,971 square feet	296,984 square feet
Wetland A Buffer	689,934 square feet	372,391 square feet	79,298 square feet	238,245 square feet

Non-wetland

Vegetation in the non-wetland area on the west side of the property is comprised primarily of maintained lawn. Vegetation within the non-wetland area of the subject site includes: big leaf maple (*Acer macrophyllum*), western hemlock (*Tsuga heterophylla*), western red cedar (*Thuja plicata*), vine maple (*Acer circinatum*), osoberry (*Oemleria cerasiformis*), Himalayan blackberry (*Rubus armeniacus*), and western sword fern (*Polystichum munitum*).

The upland soils on the west side of the property generally consist of very dark grayish brown (10YR 3/2) in the top layer with a sub layer of dark yellowish brown (10YR 3/4). The soil

textures ranged from a sandy loam to a clay loam. The soils were dry at the time of our April 2014 site visit.

Based on the lack of field indicators, it appears that the non-wetland areas of the site are saturated to the surface for less than 12.5 percent of the growing season, thereby not fulfilling wetland hydrology criteria.

Gravel Mine

Stormwater Pond for Pit Overflow

There is a rectangular shaped stormwater pond north of the gravel road on the north side of the gravel pit pond. This pond serves as overflow storage/settling pond when water is pumped out of the large pit. There is an outflow channel that leads towards the wetland. This channel appears to convey water infrequently and is separated from the main gravel pit pond by a berm that surrounds this stormwater pond.

Stormwater pond as observed on 6/30/15

Wetland Criterion Discussion

The gravel mine on the subject site is a lawful, permitted operation, which has excavated areas of the site as part of active mining. The National Wetland Inventory, King County iMap, and PHS map depict wetland areas within the gravel pit operation. The NWI lists one of these features as a permanently flooded freshwater pond and the other is listed as a seasonally flooded feature. Both of these depicted features have a special modifier, stating they are "Excavated." The description of excavated on the NWI website is "Lies within a basin or channel that have been dug, gouged, blasted or suctioned through artificial means by man." A figure of these areas is shown on the NWI document provided in Appendix C of this report. Note that the aerial photo

in the NWI document is outdated. An aerial photo from Google Earth, dated July 2014, shows the mining area has since been altered, and the majority of the depicted wetland areas are now no longer vegetated.

Review of site topography, King County iMap, and WDFW resources did not discover any direct connection from the ponded water within the gravel mine to other waterbodies. During WRI site investigations, no pond outlets or any connection to Jenkins Creek or the on-site wetland were observed.

The excavation and mining activities have removed native soil and vegetation as well as altered the natural hydrology of the mining site for over 20 years. As a result, the area of the mine operation mapped as wetland does not support wetland vegetation or contain hydric soils. Considering the depth of the water and steep grade of the pond edges, our conclusion is that the areas mapped as wetland within the gravel mine do not meet the definition of a wetland.

FUNCTIONS AND VALUES ASSESSMENT

Methodology

The methodology for this functions and values assessment is based on professional opinion developed through past field analyses and interpretation. This assessment pertains specifically to the on-site wetland and stream system, but is typical for assessments of similar systems common to Western Washington.

Wetland Functional Components

Wetlands and streams in Western Washington perform a variety of ecosystem functions. Included among the most important functions provided by wetlands are stormwater control, water quality improvement, fish and wildlife habitat, aesthetic value, recreational opportunities, and education. The most commonly assessed functions and their descriptions are listed below. Assessments of these functions for the project site are provided in the "Existing Conditions" section of this report.

Hydrologic Functions

Wetlands often function as natural water storage areas during periods of precipitation and flooding. By storing water that otherwise might be channeled into open flow systems, wetlands can attenuate or modify potentially damaging effects of storm events, reducing erosion and peak flows to downstream systems. Additionally, the soils underlying wetlands are often less permeable, providing long-term storage of stormwater or floodflow and controlling baseflows of downstream systems. Stormwater storage capacity and floodflow attenuation are generally a function of the size of the wetland and their topographic characteristics.

Water Quality

Surface water quality improvement is another evaluated function. Surface runoff during periods of precipitation increases the potential for sediments and pollutants to enter surface water. Wetlands improve water quality by acting as filters as water passes through them, trapping

sediments and pollutants from surface water. Ponded areas within depressional wetlands also allow sediments to drop out of suspension, thereby increasing water quality. As development increases, the potential for polluted water to reach wetlands and streams also increases.

Wildlife Habitat
Wetlands have potential to provide diverse habitat for aquatic, terrestrial, and avian species for nesting, rearing, resting, cover, and foraging. Wildlife species are commonly dependent upon a variety of intermingled habitat types, including: wetlands, adjacent uplands, large bodies of water, and movement corridors between them. Human intrusion, including development within and adjacent to wetlands, and impacts to movement corridors are the most limiting factors for wildlife habitat functions.

Wetland Functions and Values Assessment – Existing Conditions

Hydrologic Function
The subject wetland is primarily vegetated with native species and is part of a large complex including Jenkins Creek. The large size and depressional nature of this wetland allow it to store storm water and slowly release it to Jenkins Creek. This helps to moderate downstream flows and reduce potential flood damage. This wetland provides a moderate value for this function.

Water Quality
The subject wetland provides water quality benefits as water moves through the system. The fairly dense vegetation within the wetland performs a bio-filtration function. The areas of seasonal ponding provide water quality improvement by increasing residence time and allowing particulates to settle. This wetland is near residential and urban areas, providing an opportunity for it to improve water quality. The subject wetland provides a high value for this function.

Wildlife Habitat
The presence of multiple Cowardin vegetation classes, multiple hydroperiods, and a moderate diversity of native plant species create the potential for the subject wetland to perform a high habitat function. The large amount of edge habitat and the association with a large stream (Jenkins Creek) provides numerous habitat and forage opportunities for a large variety of wildlife. Jenkins Creek is known to provide habitat for salmonids. This wetland provides a moderate value of habitat functions.

USE OF THIS REPORT

This Critical Area Study is supplied to Oakpointe Land Covington, LLC as a means of determining on-site critical area conditions, as required by the City of Covington during the permitting process. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to wetlands are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

The work for this report has conformed to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.

Meryl Kamowski
Senior Ecologist

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Washington State Department of Fish and Wildlife (WDFW). Priority habitats and species database search available online at http://apps.wdfw.wa.gov/phsontheweb/.

Web Soil Survey. United States Department of Agriculture. Natural Resources Conservation Service. http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm.

APPENDIX A: WETLAND DETERMINATION DATA FORMS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Lakepointe Urban Village City/County: Covington/King Sampling Date: 4/15/2014

Applicant/Owner: Oakpointe Land Covington, LLC State: WA Sampling Point: S1

Investigator(s): NW and MK Section, Township, Range: S 19, T22, R06E

Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): none Slope (%): 0

Subregion (LRR): LRR A Lat: 47.376848 Long: -122.081323 Datum: NAD83

Soil Map Unit Name: Everett gravelly sandy loam 0-5 percent slopes NWI classification: PFOC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☑ No ☐ (If no, explain in Remarks.)

Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes ☑ No ☐

Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☑ No ☐	**Is the Sampled Area within a Wetland?** Yes ☑ No ☐
Hydric Soil Present?	Yes ☑ No ☐	
Wetland Hydrology Present?	Yes ☑ No ☐	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15'x15')	Absolute % Cover	Dominant Species?	Indicator Status
1. Populus balsamifera	30	Y	FAC
2. Alnus rubra	30	Y	FAC
3.			
4.			
	60	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15'x15')			
1. Acer circinatum	50	Y	FAC
2.			
3.			
4.			
5.			
	50	= Total Cover	
Herb Stratum (Plot size: 15'x15')			
1. Maianthemum dilatatum	30	Y	FAC
2. Lysichiton americanus	10	N	OBL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	40	= Total Cover	
Woody Vine Stratum (Plot size: 15'x15')			
1.			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species		x 1 = 0
FACW species		x 2 = 0
FAC species		x 3 = 0
FACU species		x 4 = 0
UPL species		x 5 = 0
Column Totals:	0 (A)	0 (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☑ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☑ No ☐

Remarks:

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/1	100					cl lo	
12-17	2.5YR 5/6	95	7.5YR 5/6	5	C	M	cl lo	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☑ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:_____

Depth (inches):_____

Hydric Soil Present? Yes ☑ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☑ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ☐	No ☑	Depth (inches): _____
Water Table Present?	Yes ☑	No ☐	Depth (inches): 8
Saturation Present? (includes capillary fringe)	Yes ☑	No ☐	Depth (inches): surface

Wetland Hydrology Present? Yes ☑ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Lakepointe Urban Village City/County: Covington/King Sampling Date: 4/15/2014

Applicant/Owner: Oakpointe Land Covington, LLC State: WA Sampling Point: S2

Investigator(s): NW and MK Section, Township, Range: S 19, T22, R06E

Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): none Slope (%): 0

Subregion (LRR): LRR A Lat: 47.376848 Long: -122.081323 Datum: NAD83

Soil Map Unit Name: Everett gravelly sandy loam 0-5 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☑ No ☐ (If no, explain in Remarks.)

Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes ☑ No ☐

Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☑ No ☐	**Is the Sampled Area within a Wetland?** Yes ☐ No ☑
Hydric Soil Present?	Yes ☐ No ☑	
Wetland Hydrology Present?	Yes ☐ No ☑	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15'x15')	Absolute % Cover	Dominant Species?	Indicator Status
1. Populus balsamifera	20	Y	FAC
2.			
3.			
4.			
	20	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15'x15')			
1. Acer circinatum	50	Y	FAC
2. Rubus spectabilis	50	Y	FAC
3. Rubus lacinatus	5		
4.			
5.			
	105	= Total Cover	

Herb Stratum (Plot size: 15'x15')			
1. Maianthemum dilatatum	75	Y	FAC
2. Polystichum munitum	15	Y	FACU
3. Dicentra formosa	15	Y	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	105	= Total Cover	

Woody Vine Stratum (Plot size: 15'x15')			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 67 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species		x 1 = 0
FACW species		x 2 = 0
FAC species		x 3 = 0
FACU species		x 4 = 0
UPL species		x 5 = 0
Column Totals:	0 (A)	0 (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☑ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☑ No ☐

Remarks:

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-11	7.5YR 3/2	100					sa cl lo	
11-17	7.5YR 4/2	100					sa cl lo	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:_____

Depth (inches):_____

Hydric Soil Present? **Yes** ☐ **No** ☑

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☑ Depth (inches): _____

Water Table Present? Yes ☐ No ☑ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☐ No ☑ Depth (inches): _____

Wetland Hydrology Present? **Yes** ☐ **No** ☑

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Lakepointe Urban Village City/County: Covington/King Sampling Date: 4/15/2014

Applicant/Owner: Oakpointe Land Covington, LLC State: WA Sampling Point: S3

Investigator(s): NW and MK Section, Township, Range: S 20, T22, R06E

Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): none Slope (%): 0

Subregion (LRR): LRR A Lat: 47.375657 Long: -122.078533 Datum: NAD83

Soil Map Unit Name: Everett gravelly sandy loam 5-15 percent slopes NWI classification: PFOC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☑ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☑ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☑ No ☐	**Is the Sampled Area within a Wetland?** Yes ☑ No ☐
Hydric Soil Present?	Yes ☑ No ☐	
Wetland Hydrology Present?	Yes ☑ No ☐	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15'x15')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15'x15')	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer circinatum	40	Y	FAC
2. Cornus sericea	20	Y	FAC
3.			
4.			
5.			
	60	= Total Cover	

Herb Stratum (Plot size: 15'x15')	Absolute % Cover	Dominant Species?	Indicator Status
1. Lysichiton americanus	35	Y	OBL
2. Maianthemum dilatatum	20	Y	FAC
3. Athyrium felix-femina	15	N	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	70	= Total Cover	

Woody Vine Stratum (Plot size: 15'x15')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species		x 1 = 0
FACW species		x 2 = 0
FAC species		x 3 = 0
FACU species		x 4 = 0
UPL species		x 5 = 0
Column Totals:	0 (A)	0 (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☑ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☑ No ☐

Remarks:

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/1	100					cl lo	
12-18	10YR 3/1	93	7.5YR 5/6	7	C	M	cl lo	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☑ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:_____

Depth (inches):_____

Hydric Soil Present? **Yes** ☑ **No** ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☑ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☑ Depth (inches): _____

Water Table Present? Yes ☐ No ☑ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☑ No ☐ Depth (inches): _____

Wetland Hydrology Present? **Yes** ☑ **No** ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Lakepointe Urban Village City/County: Covington/King Sampling Date: 4/15/2014

Applicant/Owner: Oakpointe Land Covington, LLC State: WA Sampling Point: S4

Investigator(s): NW and MK Section, Township, Range: S 20, T22, R06E

Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): none Slope (%): 0

Subregion (LRR): LRR A Lat: 47.375657 Long: -122.078533 Datum: NAD83

Soil Map Unit Name: Everett gravelly sandy loam 5-15 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☑ No ☐ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ☑ No ☐

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☑	**Is the Sampled Area within a Wetland?** Yes ☐ No ☑
Hydric Soil Present?	Yes ☐ No ☑	
Wetland Hydrology Present?	Yes ☐ No ☑	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15'x15')	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer macrophyllum	25	Y	FACU
2. Tsuga heterophylla	10	Y	FACU
3.			
4.			
	35	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15'x15')			
1. Acer circinatum	25	Y	FAC
2.			
3.			
4.			
5.			
	25	= Total Cover	

Herb Stratum (Plot size: 15'x15')			
1. Maianthemum dilatatum	30	Y	FAC
2. Polystichum munitum	15	Y	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	45	= Total Cover	

Woody Vine Stratum (Plot size: 15'x15')			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 40 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species		x 1 = 0
FACW species		x 2 = 0
FAC species		x 3 = 0
FACU species		x 4 = 0
UPL species		x 5 = 0
Column Totals:	0 (A)	0 (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☐ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☐ No ☑

Remarks:

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/2	100					cl lo	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:_____

Depth (inches):_____

Hydric Soil Present? **Yes** ☐ **No** ☑

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☑ Depth (inches): _____

Water Table Present? Yes ☐ No ☑ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☐ No ☑ Depth (inches): _____

Wetland Hydrology Present? **Yes** ☐ **No** ☑

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Lakepointe Urban Village City/County: Covington/King Sampling Date: 4/15/2014

Applicant/Owner: Oakpointe Land Covington, LLC State: WA Sampling Point: S5

Investigator(s): NW and MK Section, Township, Range: S 20, T22, R06E

Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): none Slope (%): 0

Subregion (LRR): LRR A Lat: 47.375032 Long: -122.068791 Datum: NAD83

Soil Map Unit Name: Everett gravelly sandy loam 5-15 percent slopes NWI classification: PFOC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☑ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☑ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☑ No ☐	**Is the Sampled Area within a Wetland?** Yes ☑ No ☐
Hydric Soil Present?	Yes ☑ No ☐	
Wetland Hydrology Present?	Yes ☑ No ☐	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15'x15')	Absolute % Cover	Dominant Species?	Indicator Status
1. Thuja plicata	15	Y	FAC
2. Alnus rubra	10	Y	FAC
3.			
4.			
	25	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15'x15')			
1. Acer circinatum	30	Y	FAC
2.			
3.			
4.			
5.			
	30	= Total Cover	
Herb Stratum (Plot size: 15'x15')			
1. Maianthemum dilatatum	30	Y	FAC
2. Lysichiton americanus	25	N	OBL
3. Athyrium felix-femina	15	Y	FAC
4. Tolmeia menziesii	10	Y	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	80	= Total Cover	
Woody Vine Stratum (Plot size: 15'x15')			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species		x 1 = 0
FACW species		x 2 = 0
FAC species		x 3 = 0
FACU species		x 4 = 0
UPL species		x 5 = 0
Column Totals:	0 (A)	0 (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☑ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☑ No ☐

Remarks:

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 2/1	100					sa cl lo	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☑ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:_____

Depth (inches):_____

Hydric Soil Present? Yes ☑ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☑ Surface Water (A1)
- ☑ High Water Table (A2)
- ☑ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☑ No ☐ Depth (inches): 1

Water Table Present? Yes ☑ No ☐ Depth (inches): surface

Saturation Present? (includes capillary fringe) Yes ☑ No ☐ Depth (inches): surface

Wetland Hydrology Present? Yes ☑ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Lakepointe Urban Village City/County: Covington/King Sampling Date: 4/15/2014

Applicant/Owner: Oakpointe Land Covington, LLC State: WA Sampling Point: S6

Investigator(s): NW and MK Section, Township, Range: S 20, T22, R06E

Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): convex Slope (%): 1-2

Subregion (LRR): LRR A Lat: 47.375032 Long: -122.068791 Datum: NAD83

Soil Map Unit Name: Everett gravelly sandy loam 5-15 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☑ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☑ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☑ No ☐	**Is the Sampled Area within a Wetland?** Yes ☐ No ☑
Hydric Soil Present?	Yes ☐ No ☑	
Wetland Hydrology Present?	Yes ☐ No ☑	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15'x15')	Absolute % Cover	Dominant Species?	Indicator Status
1. Alnus rubra	15	Y	FAC
2. Thuja plicata	10	Y	FAC
3.			
4.			
	25	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15'x15')			
1. Acer circinatum	20	Y	FAC
2. Frangula purshiana	15	Y	FAC
3.			
4.			
5.			
	35	= Total Cover	
Herb Stratum (Plot size: 15'x15')			
1. Polystichum munitum	30	Y	FACU
2. Maianthemum dilatatum	20	N	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	50	= Total Cover	
Woody Vine Stratum (Plot size: 15'x15')			
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 80 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species		x 1 = 0
FACW species		x 2 = 0
FAC species		x 3 = 0
FACU species		x 4 = 0
UPL species		x 5 = 0
Column Totals:	0 (A)	0 (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☑ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☑ No ☐

Remarks:

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/1	100					sa lo	
8-16	10YR 4/3	100					sa lo	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:_____

Depth (inches):_____

Hydric Soil Present? **Yes** ☐ **No** ☑

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☑ Depth (inches): _____

Water Table Present? Yes ☐ No ☑ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☐ No ☑ Depth (inches): _____

Wetland Hydrology Present? **Yes** ☐ **No** ☑

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Lakepointe Urban Village City/County: Covington/King Sampling Date: 4/15/2014

Applicant/Owner: Oakpointe Land Covington, LLC State: WA Sampling Point: S7

Investigator(s): NW and MK Section, Township, Range: S19, T22, R06E

Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): convex Slope (%): 0-1

Subregion (LRR): LRR A Lat: 47.376601 Long: -122.081859 Datum: NAD83

Soil Map Unit Name: Everett gravelly sandy loam 0-5 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☑ No ☐ (If no, explain in Remarks.)

Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes ☑ No ☐

Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☑ No ☐	**Is the Sampled Area within a Wetland?** Yes ☐ No ☑
Hydric Soil Present?	Yes ☐ No ☑	
Wetland Hydrology Present?	Yes ☐ No ☑	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15'x15')	Absolute % Cover	Dominant Species?	Indicator Status
1. Alnus rubra	30	Y	FAC
2. Populus balsamifera	20	Y	FAC
3.			
4.			
	50	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15'x15')	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer circinatum	40	Y	FAC
2. Cornus sericea	20	Y	FAC
3. Spirea douglasii	10	N	FACW
4.			
5.			
	35	= Total Cover	

Herb Stratum (Plot size: 15'x15')	Absolute % Cover	Dominant Species?	Indicator Status
1. Polystichum munitum	20	Y	FACU
2. Maianthemum dilatatum	20	Y	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	50	= Total Cover	

Woody Vine Stratum (Plot size: 15'x15')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 83 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species		x 1 = 0
FACW species		x 2 = 0
FAC species		x 3 = 0
FACU species		x 4 = 0
UPL species		x 5 = 0
Column Totals:	0 (A)	0 (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ☐ Rapid Test for Hydrophytic Vegetation
- ☑ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0[1]
- ☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☑ No ☐

Remarks:

SOIL

Sampling Point: S7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/2	100					sa lo	
6-18	10YR 4/3	100					sa lo	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:_____

Depth (inches):_____

Hydric Soil Present? Yes ☐ No ☑

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (**LRR A**)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☑ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (**LRR A**)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☑ Depth (inches): _____

Water Table Present? Yes ☐ No ☑ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☐ No ☑ Depth (inches): _____

Wetland Hydrology Present? Yes ☐ No ☑

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

It appears water rapidly moves through this area after large storm events, thus the water stained leaves, but no hydric soils.

Appendix B: Wetland Rating Form

Clear Form

Wetland name or number Lakepointe

WETLAND RATING FORM – WESTERN WASHINGTON
Version 2 - Updated July 2006 to increase accuracy and reproducibility among users
Updated Oct 2008 with the new WDFW definitions for priority habitats

Name of wetland (if known): Lakepointe Urban Village Date of site visit: 4/15/2014

Rated by M.Kamowski Trained by Ecology? Yes ☑ No ☐ Date of training 4/2013

SEC: 19 TWNSHP: 22 RNGE: 06E Is S/T/R in Appendix D? Yes ☐ No ☑

Map of wetland unit: Figure ____ Estimated size _____

SUMMARY OF RATING

Category based on FUNCTIONS provided by wetland

I ___ II ___ III ✔ IV ___

Category I = Score >=70
Category II = Score 51-69
Category III = Score 30-50
Category IV = Score < 30

Score for Water Quality Functions	16
Score for Hydrologic Functions	12
Score for Habitat Functions	22
TOTAL score for Functions	50

Category based on SPECIAL CHARACTERISTICS of wetland

I ✔ II ___ Does not Apply ___

Final Category (choose the "highest" category from above) I

Summary of basic information about the wetland unit

Wetland Unit has Special Characteristics		Wetland HGM Class used for Rating	
Estuarine		**Depressional**	✔
Natural Heritage Wetland		**Riverine**	
Bog		**Lake-fringe**	
Mature Forest	✔	**Slope**	
Old Growth Forest		**Flats**	
Coastal Lagoon		**Freshwater Tidal**	
Interdunal			
None of the above		Check if unit has multiple HGM classes present	☐

Wetland name or number Lakepointe

Does the wetland unit being rated meet any of the criteria below?

If you answer YES to any of the questions below you will need to protect the wetland according to the regulations regarding the special characteristics found in the wetland.

Check List for Wetlands That May Need Additional Protection (in addition to the protection recommended for its category)	YES	NO
SP1. *Has the wetland unit been documented as a habitat for any Federally listed Threatened or Endangered* ***animal or plant*** *species (T/E species)?* For the purposes of this rating system, "documented" means the wetland is on the appropriate state or federal database.		✔
SP2. *Has the wetland unit been documented as habitat for any State listed Threatened or Endangered* ***animal*** *species?* For the purposes of this rating system, "documented" means the wetland is on the appropriate state database. Note: Wetlands with State listed plant species are categorized as Category I Natural Heritage Wetlands (see p. 19 of data form).		✔
SP3. *Does the wetland unit contain individuals of Priority species listed by the WDFW for the state?*		✔
SP4. *Does the wetland unit have a local significance in addition to its functions*? For example, the wetland has been identified in the Shoreline Master Program, the Critical Areas Ordinance, or in a local management plan as having special significance.		✔

To complete the next part of the data sheet you will need to determine the Hydrogeomorphic Class of the wetland being rated.

The hydrogeomorphic classification groups wetlands into those that function in similar ways. This simplifies the questions needed to answer how well the wetland functions. The Hydrogeomorphic Class of a wetland can be determined using the key below. See p. 24 for more detailed instructions on classifying wetlands.

Wetland name or number Lakepointe

Classification of Wetland Units in Western Washington

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides (i.e. except during floods)?
☑ NO – go to 2 ☐ **YES** – the wetland class is **Tidal Fringe**

If yes, is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)? **YES – Freshwater Tidal Fringe** ☐ **NO – Saltwater Tidal Fringe (Estuarine)** ☐

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is rated as an **Estuarine** wetland.* Wetlands that were called estuarine in the first and second editions of the rating system are called Salt Water Tidal Fringe in the Hydrogeomorphic Classification. Estuarine wetlands were categorized separately in the earlier editions, and this separation is being kept in this revision. To maintain consistency between editions, the term "Estuarine" wetland is kept. Please note, however, that the characteristics that define Category I and II estuarine wetlands have changed (see p.).

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.
☑ NO – go to 3 ☐ **YES** – The wetland class is **Flats**

If your wetland can be classified as a "Flats" wetland, use the form for **Depressional** wetlands.

3. Does the entire wetland unit **meet both** of the following criteria?
___The vegetated part of the wetland is on the shores of a body of permanent open water (without any vegetation on the surface) at least 20 acres (8 ha) in size;
___At least 30% of the open water area is deeper than 6.6 ft (2 m)?
☑ NO – go to 4 ☐ **YES –** The wetland class is **Lake-fringe (Lacustrine Fringe)**

4. Does the entire wetland unit **meet all** of the following criteria?
____The wetland is on a slope (*slope can be very gradual*),
____The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks.
____The water leaves the wetland **without being impounded**?
NOTE: *Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3ft diameter and less than 1 foot deep).*
☑ NO - go to 5 ☐ **YES –** The wetland class is **Slope**

Wetland name or number Lakepointe

5. Does the entire wetland unit **meet all** of the following criteria?

____ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river

____ The overbank flooding occurs at least once every two years.

NOTE: The riverine unit can contain depressions that are filled with water when the river is not flooding.

☑ NO - go to 6 ☐ **YES** – The wetland class is **Riverine**

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year. *This means that any outlet, if present, is higher than the interior of the wetland.*

☑ NO – go to 7 ☐ **YES –** The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding. The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

☐ NO – go to 8 ☐ **YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM clases. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within your wetland. NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM Classes within the wetland unit being rated		*HGM Class to Use in Rating*	
Slope + Riverine	☐	Riverine	☐
Slope + Depressional	☐	Depressional	☐
Slope + Lake-fringe	☐	Lake-fringe	☐
Depressional + Riverine along stream within boundary	☑	Depressional	☑
Depressional + Lake-fringe	☐	Depressional	☐
Salt Water Tidal Fringe and any other class of freshwater wetland	☐	Treat as ESTUARINE under wetlands with special characteristics	☐

If you are unable still to determine which of the above criteria apply to your wetland, or if you have more than 2 HGM classes within a wetland boundary, classify the wetland as **Depressional** for the rating.

Wetland name or number Lakepointe

D	**Depressional and Flats Wetlands** **WATER QUALITY FUNCTIONS** - Indicators that the wetland unit functions to improve water quality	**Points** (only 1 score per box)
D	**D 1. Does the wetland unit have the <u>potential</u> to improve water quality?**	***(see p.38)***
D	D 1.1 Characteristics of surface water flows out of the wetland: ☐ Unit is a depression with no surface water leaving it (no outlet) points = 3 ☐ Unit has an intermittently flowing, OR highly constricted permanently flowing outlet points = 2 ☑ Unit has an unconstricted, or slightly constricted, surface outlet (*permanently flowing*) points = 1 ☐ Unit is a "flat" depression (Q. 7 on key), or in the Flats class, with permanent surface outflow **and no obvious natural outlet** and/or outlet is a man-made ditch points = 1 (*If ditch is not permanently flowing treat unit as "intermittently flowing"*) Provide photo or drawing	**Figure** ___ 1
D	S 1.2 The soil 2 inches below the surface (or duff layer) is clay or organic *(use NRCS definitions)* ☐ YES points = 4 ☑ NO points = 0	0
D	D 1.3 Characteristics of persistent vegetation (emergent, shrub, and/or forest Cowardin class) ☑ Wetland has persistent, ungrazed, vegetation > = 95% of area points = 5 ☐ Wetland has persistent, ungrazed, vegetation > = 1/2 of area points = 3 ☐ Wetland has persistent, ungrazed vegetation > = 1/10 of area points = 1 ☐ Wetland has persistent, ungrazed vegetation <1/10 of area points = 0 Map of Cowardin vegetation classes	**Figure** ___ 5
D	D1.4 Characteristics of seasonal ponding or inundation. *This is the area of the wetland unit that is ponded for at least 2 months, but dries out sometime during the year. Do not count the area that is permanently ponded. Estimate area as the average condition 5 out of 10 yrs.* ☐ Area seasonally ponded is > ½ total area of wetland points = 4 ☑ Area seasonally ponded is > ¼ total area of wetland points = 2 ☐ Area seasonally ponded is < ¼ total area of wetland points = 0 Map of Hydroperiods	**Figure** ___ 2
D	**Total for D 1** *Add the points in the boxes above*	8
D	**D 2. Does the wetland unit have the <u>opportunity</u> to improve water quality?** Answer YES if you know or believe there are pollutants in groundwater or surface water coming into the wetland that would otherwise reduce water quality in streams, lakes or groundwater downgradient from the wetland. *Note which of the following conditions provide the sources of pollutants. A unit may have pollutants coming from several sources, but any single source would qualify as opportunity.* ☐ Grazing in the wetland or within 150 ft ☑ Untreated stormwater discharges to wetland ☐ Tilled fields or orchards within 150 ft of wetland ☐ A stream or culvert discharges into wetland that drains developed areas, residential areas, farmed fields, roads, or clear-cut logging ☑ Residential, urban areas, golf courses are within 150 ft of wetland ☐ Wetland is fed by groundwater high in phosphorus or nitrogen ☐ Other_____ ☑ **YES** multiplier is **2** ☐ **NO** multiplier is **1**	***(see p. 44)*** multiplier 2
D	**<u>TOTAL</u> - Water Quality Functions** Multiply the score from D1 by D2 ***Add score to table on p. 1***	16

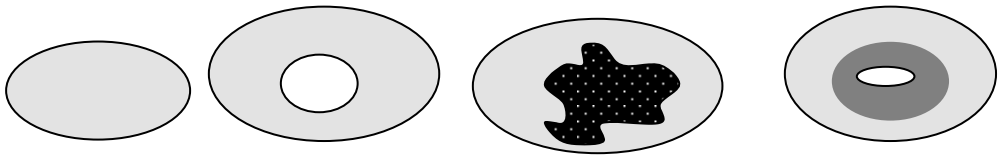
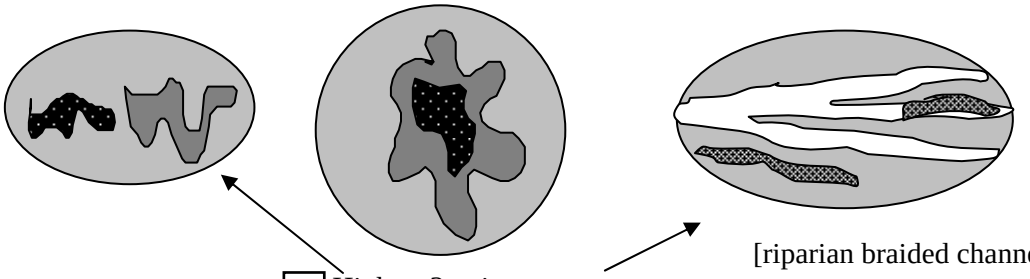
Wetland name or number Lakepointe

D	**Depressional and Flats Wetlands** HYDROLOGIC FUNCTIONS - Indicators that the wetland unit functions to reduce flooding and stream degradation	**Points** (only 1 score per box)
	D 3. Does the wetland unit have the <u>potential</u> to reduce flooding and erosion?	***(see p.46)***
D	D 3.1 Characteristics of surface water flows out of the wetland unit ☐ Unit is a depression with no surface water leaving it (no outlet) points = 4 ☐ Unit has an intermittently flowing, OR highly constricted permanently flowing outlet points = 2 ☐ Unit is a "flat" depression (Q. 7 on key), or in the Flats class, with permanent surface outflow **and no obvious natural outlet** and/or outlet is a man-made ditch points = 1 (*If ditch is not permanently flowing treat unit as "intermittently flowing"*) ☑ Unit has an unconstricted, or slightly constricted, surface outlet (*permanently flowing*) points = 0	0
D	D 3.2 Depth of storage during wet periods *Estimate the height of ponding above the bottom of the outlet. For units with no outlet measure from the surface of permanent water or deepest part (if dry).* ☐ Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 ☐ The wetland is a "headwater" wetland" points = 5 ☐ Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 ☑ Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 ☐ Unit is flat (yes to Q. 2 or Q. 7 on key) but has small depressions on the surface that trap water points = 1 ☐ Marks of ponding less than 0.5 ft points = 0	3
D	D 3.3 Contribution of wetland unit to storage in the watershed *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.* ☐ The area of the basin is less than 10 times the area of unit points = 5 ☑ The area of the basin is 10 to 100 times the area of the unit points = 3 ☐ The area of the basin is more than 100 times the area of the unit points = 0 ☐ Entire unit is in the FLATS class points = 5	3
D	**Total for D 3** *Add the points in the boxes above*	6
D	**D 4. Does the wetland unit have the <u>opportunity</u> to reduce flooding and erosion?** Answer YES if the unit is in a location in the watershed where the flood storage, or reduction in water velocity, it provides helps protect downstream property and aquatic resources from flooding or excessive and/or erosive flows. Answer NO if the water coming into the wetland is controlled by a structure such as flood gate, tide gate, flap valve, reservoir etc. OR you estimate that more than 90% of the water in the wetland is from groundwater in areas where damaging groundwater flooding does not occur. *Note which of the following indicators of opportunity apply.* ☐ Wetland is in a headwater of a river or stream that has flooding problems ☑ Wetland drains to a river or stream that has flooding problems ☐ Wetland has no outlet and impounds surface runoff water that might otherwise flow into a river or stream that has flooding problems ☐ Other_____ ☑ **YES** multiplier is **2** ☐ **NO** multiplier is **1**	***(see p. 49)*** multiplier 2
D	**TOTAL - Hydrologic Functions** Multiply the score from D 3 by D 4 ***Add score to table on p. 1***	12

Wetland name or number Lakepointe

These questions apply to wetlands of all HGM classes. HABITAT FUNCTIONS - Indicators that unit functions to provide important habitat	**Points** (only 1 score per box)
H 1. Does the wetland unit have the potential to provide habitat for many species?	
H 1.1 Vegetation structure ***(see p. 72)*** *Check the types of vegetation classes present (as defined by Cowardin)- Size threshold for each class is ¼ acre or more than 10% of the area if unit is smaller than 2.5 acres.* ☐ Aquatic bed ☐ Emergent plants ☑ Scrub/shrub (areas where shrubs have >30% cover) ☑ Forested (areas where trees have >30% cover) *If the unit has a forested class check if:* ☑ The forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the forested polygon *Add the number of vegetation structures that qualify. If you have:* ☐ 4 structures or more points = 4 ☑ 3 structures points = 2 ☐ 2 structures points = 1 ☐ 1 structure points = 0 Map of Cowardin vegetation classes	**Figure** ___ 2
H 1.2. Hydroperiods ***(see p. 73)*** *Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ acre to count. (see text for descriptions of hydroperiods)* ☐ Permanently flooded or inundated ☐ 4 or more types present points = 3 ☑ Seasonally flooded or inundated ☑ 3 types present points = 2 ☐ Occasionally flooded or inundated ☐ 2 types present point = 1 ☑ Saturated only ☐ 1 type present points = 0 ☑ Permanently flowing stream or river in, or adjacent to, the wetland ☐ Seasonally flowing stream in, or adjacent to, the wetland ☐ ***Lake-fringe wetland* = 2 points** ☐ ***Freshwater tidal wetland* = 2 points** Map of hydroperiods	**Figure** ___ 2
H 1.3. Richness of Plant Species ***(see p. 75)*** Count the number of plant species in the wetland that cover at least 10 ft^2. (*different patches of the same species can be combined to meet the size threshold)* *You do not have to name the species.* *Do not include Eurasian Milfoil, reed canarygrass, purple loosestrife, Canadian Thistle* If you counted: ☑ > 19 species points = 2 *List species below if you want to:* ☐ 5 - 19 species points = 1 ☐ < 5 species points = 0	2

Total for page 6

H 1.4. Interspersion of habitats ***(see p. 76)*** Decide from the diagrams below whether interspersion between Cowardin vegetation classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, medium, low, or none.  ☐ None = 0 points ☑ Low = 1 point ☐ Moderate = 2 points  [riparian braided channels] ☐ High = 3 points NOTE: If you have four or more classes or three vegetation classes and open water the rating is always "high". Use map of Cowardin vegetation classes	**Figure ___** 1
H 1.5. Special Habitat Features: ***(see p. 77)*** *Check the habitat features that are present in the wetland. The number of checks is the number of points you put into the next column.* ☑ Large, downed, woody debris within the wetland (>4in. diameter and 6 ft long). ☑ Standing snags (diameter at the bottom > 4 inches) in the wetland ☐ Undercut banks are present for at least 6.6 ft (2m) and/or overhanging vegetation extends at least 3.3 ft (1m) over a stream (or ditch) in, or contiguous with the unit, for at least 33 ft (10m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (>30degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet turned grey/brown)* ☐ At least ¼ acre of thin-stemmed persistent vegetation or woody branches are present in areas that are permanently or seasonally inundated.*(structures for egg-laying by amphibians)* ☑ Invasive plants cover less than 25% of the wetland area in each stratum of plants *NOTE: The 20% stated in early printings of the manual on page 78 is an error.*	3
H 1. TOTAL Score - potential for providing habitat *Add the scores from H1.1, H1.2, H1.3, H1.4, H1.5*	1 (

Comments

Wetland name or number Lakepointe

H 2. Does the wetland unit have the opportunity to provide habitat for many species?	
H 2.1 Buffers ***(see p. 80)*** *Choose the description that best represents condition of buffer of wetland unit. The highest scoring criterion that applies to the wetland is to be used in the rating. See text for definition of "undisturbed."* ☐ 100 m (330ft) of relatively undisturbed vegetated areas, rocky areas, or open water >95% of circumference. No structures are within the undisturbed part of buffer**.** (relatively undisturbed also means no-grazing, no landscaping, no daily human use) **Points = 5** ☐ 100 m (330 ft) of relatively undisturbed vegetated areas, rocky areas, or open water > 50% circumference. **Points = 4** ☐ 50 m (170ft) of relatively undisturbed vegetated areas, rocky areas, or open water >95% circumference. **Points = 4** ☐ 100 m (330ft) of relatively undisturbed vegetated areas, rocky areas, or open water > 25% circumference, . **Points = 3** ☑ 50 m (170ft) of relatively undisturbed vegetated areas, rocky areas, or open water for > 50% circumference. **Points = 3** **If buffer does not meet any of the criteria above** ☐ No paved areas (except paved trails) or buildings within 25 m (80ft) of wetland > 95% circumference. Light to moderate grazing, or lawns are OK. **Points = 2** ☐ No paved areas or buildings within 50m of wetland for >50% circumference. Light to moderate grazing, or lawns are OK. **Points = 2** ☐ Heavy grazing in buffer. **Points = 1** ☐ Vegetated buffers are <2m wide (6.6ft) for more than 95% of the circumference (e.g. tilled fields, paving, basalt bedrock extend to edge of wetland **Points = 0**. ☐ Buffer does not meet any of the criteria above. **Points = 1** Aerial photo showing buffers	**Figure ___** 3
H 2.2 Corridors and Connections ***(see p. 81)*** H 2.2.1 Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 150 ft wide, has at least 30% cover of shrubs, forest or native undisturbed prairie, that connects to estuaries, other wetlands or undisturbed uplands that are at least 250 acres in size? (*dams in riparian corridors, heavily used gravel roads, paved roads, are considered breaks in the corridor*). ☐ YES = **4 points** (*go to H 2.3*) ☐ NO = go to H 2.2.2 H 2.2.2 Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 50ft wide, has at least 30% cover of shrubs or forest, and connects to estuaries, other wetlands or undisturbed uplands that are at least 25 acres in size? **OR** a **Lake-fringe** wetland, if it does not have an undisturbed corridor as in the question above? ☑ YES = **2 points** (*go to H 2.3*) ☐ NO = H 2.2.3 H 2.2.3 Is the wetland: ☐ within 5 mi (8km) of a brackish or salt water estuary OR ☐ within 3 mi of a large field or pasture (>40 acres) OR ☐ within 1 mi of a lake greater than 20 acres? ☐ YES = **1 point** ☐ NO = **0 points**	2

Total for page 5

Wetland name or number Lakepointe

H 2.3 Near or adjacent to other priority habitats listed by WDFW ***(see new and complete descriptions of WDFW priority habitats, and the counties in which they can be found, in the PHS report http://wdfw.wa.gov/hab/phslist.htm)*** Which of the following priority habitats are within 330ft (100m) of the wetland unit? *NOTE: the connections do not have to be relatively undisturbed.* ☐ **Aspen Stands:** Pure or mixed stands of aspen greater than 0.4 ha (1 acre). ☑ **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report p. 152*). ☐ **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock. ☑ **Old-growth/Mature forests:** (Old-growth west of Cascade crest) Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 20 trees/ha (8 trees/acre) > 81 cm (32 in) dbh or > 200 years of age. **(**Mature forests) Stands with average diameters exceeding 53 cm (21 in) dbh; crown cover may be less that 100%; crown cover may be less that 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80 - 200 years old west of the Cascade crest. ☐ **Oregon white Oak:** Woodlands Stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158*). ☑ **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other. ☐ **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161*). ☑ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources. ☐ **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report: pp. 167-169 and glossary in Appendix A).* ☐ **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human. ☐ **Cliffs:** Greater than 7.6 m (25 ft) high and occurring below 5000 ft. ☐ **Talus:** Homogenous areas of rock rubble ranging in average size 0.15 - 2.0 m (0.5 - 6.5 ft), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs. ☑ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 51 cm (20 in) in western Washington and are > 2 m (6.5 ft) in height. Priority logs are > 30 cm (12 in) in diameter at the largest end, and > 6 m (20 ft) long. ☑ If wetland has **3 or more** priority habitats **= 4 points** ☐ If wetland has **2** priority habitats = **3 points** ☐ If wetland has **1** priority habitat **= 1 point** ☐ No habitats = 0 points *Note: All vegetated wetlands are by definition a priority habitat but are not included in this list. Nearby wetlands are addressed in question H 2.4)*	4

Wetland name or number Lakepointe

H 2.4 Wetland Landscape *(choose the **one** description of the landscape around the wetland that best fits)* ***(see p. 84)*** ☐ There are at least 3 other wetlands within ½ mile, and the connections between them are relatively undisturbed (light grazing between wetlands OK, as is lake shore with some boating, but connections should NOT be bisected by paved roads, fill, fields, or other development. points = 5 ☐ The wetland is Lake-fringe on a lake with little disturbance and there are 3 other lake-fringe wetlands within ½ mile points = 5 ☑ There are at least 3 other wetlands within ½ mile, BUT the connections between them are disturbed points = 3 ☐ The wetland is Lake-fringe on a lake **with** disturbance and there are 3 other lake-fringe wetland within ½ mile points = 3 ☐ There is at least 1 wetland within ½ mile. points = 2 ☐ There are no wetlands within ½ mile. points = 0	3
H 2. TOTAL Score - opportunity for providing habitat *Add the scores from H2.1,H2.2, H2.3, H2.4*	12
TOTAL for H 1 from page 14	10
Total Score for Habitat Functions – add the points for H 1, H 2 and record the result on p. 1	22

Wetland name or number Lakepointe

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Please determine if the wetland meets the attributes described below and circle the appropriate answers and Category.

Wetland Type *Check off any criteria that apply to the wetland. Circle the Category when the appropriate criteria are met.*	**Category**
SC 1.0 Estuarine wetlands *(see p. 86)* Does the wetland unit meet the following criteria for Estuarine wetlands? ☐ The dominant water regime is tidal, ☐ Vegetated, and ☐ With a salinity greater than 0.5 ppt. ☐ YES = Go to SC 1.1 NO ☑ Go to SC 2.0	
SC 1.1 Is the wetland unit within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? ☐ YES = Category I ☐ NO go to SC 1.2	**Cat. I** ☐
SC 1.2 Is the wetland unit at least 1 acre in size and meets at least two of the following three conditions? ☐ YES = Category I ☐ NO = Category II ☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. If the non-native *Spartina* spp. are the only species that cover more than 10% of the wetland, then the wetland should be given a dual rating (I/II). The area of Spartina would be rated a Category II while the relatively undisturbed upper marsh with native species would be a Category I. Do not, however, exclude the area of Spartina in determining the size threshold of 1 acre. ☐ At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. ☐ The wetland has at least 2 of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.	☐ **Cat. I** ☐ **Cat. II** ☐ **Dual rating I/II**

SC 2.0 Natural Heritage Wetlands ***(see p. 87)*** Natural Heritage wetlands have been identified by the Washington Natural Heritage Program/DNR as either high quality undisturbed wetlands or wetlands that support state Threatened, Endangered, or Sensitive plant species. SC 2.1 Is the wetland unit being rated in a Section/Township/Range that contains a Natural Heritage wetland? *(this question is used to screen out most sites before you need to contact WNHP/DNR)* S/T/R information from Appendix D [✔] or accessed from WNHP/DNR web site [ ] YES [ ] – contact WNHP/DNR (see p. 79) and go to SC 2.2 NO [✔] SC 2.2 Has DNR identified the wetland as a high quality undisturbed wetland or as or as a site with state threatened or endangered plant species? [ ] YES = Category I NO [✔] not a Heritage Wetland	[ ] **Cat. I**
SC 3.0 Bogs ***(see p. 87)*** Does the wetland unit (**or any part of the unit**) meet both the criteria for soils and vegetation in bogs? *Use the key below to identify if the wetland is a bog.* ***If you answer yes you will still need to rate the wetland based on its functions.*** 1. Does the unit have organic soil horizons (i.e. layers of organic soil), either peats or mucks, that compose 16 inches or more of the first 32 inches of the soil profile? (See Appendix B for a field key to identify organic soils)? Yes - go to Q. 3 [ ] [✔] No - go to Q. 2 2. Does the unit have organic soils, either peats or mucks that are less than 16 inches deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on a lake or pond? [ ] Yes - go to Q. 3 [✔] No - Is not a bog for purpose of rating 3. Does the unit have more than 70% cover of mosses at ground level, AND other plants, if present, consist of the "bog" species listed in Table 3 as a significant component of the vegetation (more than 30% of the total shrub and herbaceous cover consists of species in Table 3)? [ ] Yes – Is a bog for purpose of rating [ ] No - go to Q. 4 NOTE: If you are uncertain about the extent of mosses in the understory you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16" deep. If the pH is less than 5.0 and the "bog" plant species in Table 3 are present, the wetland is a bog. *1.* Is the unit forested (> 30% cover) with sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Englemann's spruce, or western white pine, WITH any of the species (or combination of species) on the bog species plant list in Table 3 as a significant component of the ground cover *(> 30% coverage of the total shrub/herbaceous cover)?* 2. [ ] YES = Category I No [ ] Is not a bog for purpose of rating	[ ] **Cat. I**

SC 4.0 Forested Wetlands *(see p. 90)* Does the wetland unit have at least 1 acre of forest that meet one of these criteria for the Department of Fish and Wildlife's forests as priority habitats? *If you answer yes you will still need to rate the wetland based on its functions.* ☐ **Old-growth forests**: (west of Cascade crest) Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/acre (20 trees/hectare) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 inches (81 cm) or more. NOTE: The criterion for dbh is based on measurements for upland forests. Two-hundred year old trees in wetlands will often have a smaller dbh because their growth rates are often slower. The DFW criterion is and "OR" so old-growth forests do not necessarily have to have trees of this diameter. ☑ **Mature forests**: (west of the Cascade Crest) Stands where the largest trees are 80 – 200 years old OR have average diameters (dbh) exceeding 21 inches (53cm); crown cover may be less that 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth. ☑ YES = Category I NO ☐ not a forested wetland with special characteristics	**Cat. I** ☑
SC 5.0 Wetlands in Coastal Lagoons *(see p. 91)* Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? ☐ The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks ☐ The lagoon in which the wetland is located contains surface water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon *(needs to be measured near the bottom)* ☐ YES = Go to SC 5.1 NO ☑ not a wetland in a coastal lagoon SC 5.1 Does the wetland meets all of the following three conditions? ☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of invasive plant species (see list of invasive species on p. 74). ☐ At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. ☐ The wetland is larger than 1/10 acre (4350 square feet) ☐ YES = Category I ☐ NO = Category II	☐ **Cat. I** ☐ **Cat. II**

SC 6.0 Interdunal Wetlands ***(see p. 93)*** Is the wetland unit west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? ☐ YES - go to SC 6.1 NO ☑ not an interdunal wetland for rating ***If you answer yes you will still need to rate the wetland based on its functions.*** In practical terms that means the following geographic areas: ☐ Long Beach Peninsula- lands west of SR 103 ☐ Grayland-Westport- lands west of SR 105 ☐ Ocean Shores-Copalis- lands west of SR 115 and SR 109 SC 6.1 Is the wetland one acre or larger, or is it in a mosaic of wetlands that is once acre or larger? ☐ YES = Category II ☐ NO – go to SC 6.2 SC 6.2 Is the unit between 0.1 and 1 acre, or is it in a mosaic of wetlands that is between 0.1 and 1 acre? ☐ YES = Category III	**Cat. II** ☐ **Cat. III** ☐
Category of wetland based on Special Characteristics *Choose the "highest" rating if wetland falls into several categories, and record on p. 1.* If you answered NO for all types enter "Not Applicable" on p.1	☐ Cat. I ☐ Cat. II ☐ Cat. III ☑ n/a

Appendix C: NWI Aerial Map

U.S. Fish and Wildlife Service

National Wetlands Inventory

Hawk Property

Apr 24, 2015

Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

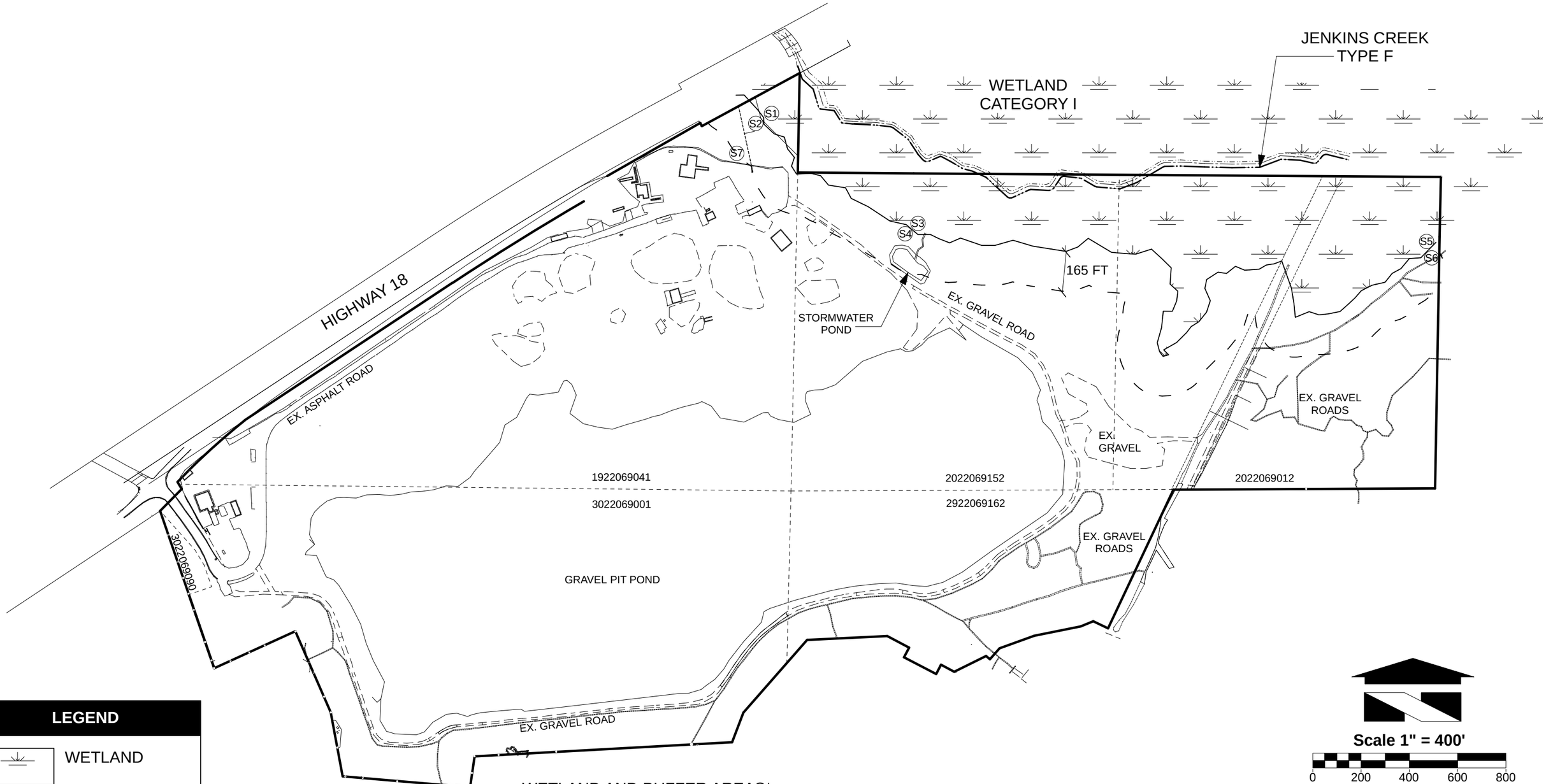
14087 Oakpointe Land Covington

Appendix D: Critical Area Study on Wetlands and Streams Map

CRITICAL AREA STUDY ON WETLANDS AND STREAMS MAP

LAKEPOINTE URBAN VILLAGE

PORTION OF SECTIONS 19, 20, 29, AND 30, TOWNSHIP 22, RANGE 06E, W.M.



LEGEND

- WETLAND
- STREAM
- BUFFER
- S1 - S7 DATA SITES

WETLAND AND BUFFER AREAS*

Feature	Total Area On-site	Parcel 1922069012	Parcel 1922069041	Parcel 2022069152
Wetland A	928,291 square feet	592,328 square feet	38,971 square feet	296,984 square feet
Wetland A Buffer	689,934 square feet	372,391 square feet	79,298 square feet	238,245 square feet

*NOTE: There are no wetland or buffer areas present on parcel 2022069162, 13022069001, or 3022069090.

Wetland Resources, Inc.
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance
9505 19th Avenue S.E. Suite 106 Everett, Washington 98208
Phone: (425) 337-3174
Fax: (425) 337-3045
Email: mailbox@wetlandresources .com

CRITICAL AREA STUDY ON WETLANDS AND STREAMS MAP
LAKEPOINTE URBAN VILLAGE
COVINGTON, WA

Sheet 1/1
Oakpointe Land Covington, LLC — WRI Job #14087
Attn: Kevin Thomas — Drawn by: MK
10220 NE Points Dr. #310 — Date: 04.24.2015
Kirkland, WA 98033 — Rev.#4: 11.04.2016

Rev. 2

CRITICAL AREAS STUDY FOR GEOLOGICAL HAZARD AREAS LAKEPOINTE PROPERTY

Covington, Washington

Submitted To: Oakpointe Land Covington LLC
10220 NE Points Drive, Suite 120
Kirkland, WA 98033

Submitted By: Golder Associates Inc.
18300 NE Union Hill Road, Suite 200
Redmond, WA 98052 USA

October 18, 2016

Project No. 123-93277-06

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Table of Contents

1.0 INTRODUCTION AND SCOPE 1
2.0 LAKEPOINTE SITE DESCRIPTION AND PROPERTY HISTORY 2
2.1 Site Description 2
2.2 Property History 2
3.0 CONCEPTUAL SITE DEVELOPMENT 4
4.0 GEOLOGIC SETTING, SOIL, AND GROUNDWATER 5
4.1 Geologic Setting 5
4.2 Soil Unit Descriptions 5
4.3 Groundwater 6
5.0 CRITICAL AREAS ASSESSMENT 8
5.1 Flood and Channel Migration Zones 8
5.2 Erosion Hazards 8
5.3 Steep Slope Hazard Areas 8
5.3.1 Natural Steep Slopes 9
5.3.2 Mine Related Steep Slopes 10
5.4 Landslide Hazard Areas 11
5.5 Wellhead Protection and Critical Aquifer Recharge Areas 12
6.0 CLOSING 15
7.0 REFERENCES 16

List of Figures

Figure 1 Site Location Map
Figure 2 Reclamation Plan – Existing Conditions
Figure 3 Reclamation Plan – Final Conditions
Figure 4 Conceptual Development Plan
Figure 5 Steep Slope Hazard Areas
Figure 6 Geology Map
Figure 7 USDA Soil Types
Figure 8 Wellhead Protection Plan
Figure 9 Aquifer Recharge Potential

1.0 INTRODUCTION AND SCOPE

The initial version of this report was dated July 25, 2016 and was submitted to the City of Covington for review and comment. Comments were provided to Golder verbally in a meeting with City Development Review Engineer, Nelson Ogren, PE. This report revision (Rev. 2) contains revisions based on those comments.

The Lakepointe Property (Lakepointe) is located in the City of Covington south and east of the intersection of State Route (SR) 18 and 256th Street, and occupies about 212 acres (Figure 1). The property was historically used for sand and gravel mining and is now being leased for asphalt production.

Lakepointe is currently undergoing reclamation in accordance with a Department of Natural Resources (DNR) reclamation plan. Excerpts from Lakeside Industries' reclamation plan (Harmsen 2015) are shown in Figures 2 and 3. The reclamation plan will result in the filling of most of the former sand and gravel pit leaving a portion of the pit unfilled to form a lake/pond in the southwest corner of the property.

Reclamation filling and grading is being engineered to allow for the future residential and commercial development of Lakepointe including the construction of a connector road from the interchange at Highway 18 through the Lakepointe property to 204th Avenue SE south and east of Lakepointe. A conceptual level development plan for Lakepointe is shown in Figure 4 and includes commercial development in the north and west portions of the property and residential development in the southeast.

This report is intended to satisfy the criteria for a critical areas study of Lakepointe in accordance with City of Covington Code (CMC) 18.65.110. The CMC regulates eight types of critical areas: Landslide Hazard; Steep Slope Hazard; Erosion Hazard; Critical Aquifer Recharge Areas; Flood Hazard and Channel Migration Zones; Wetlands; Aquatic and Wildlife. Biologic critical areas will be addressed by others and are not included in this report. This report addresses the following geologic critical areas.

- Critical Aquifer Recharge Areas
- Steep Slope Hazard Areas
- Landslide Hazard Areas
- Erosion Hazard Areas
- Flood Hazard and Channel Migration Zones

2.0 LAKEPOINTE SITE DESCRIPTION AND PROPERTY HISTORY

2.1 Site Description

Lakepointe is located along the south side of Highway 18 between Maple Valley and Covington and is accessed from the SE 256th Street exit off Highway 18. Lakepointe is approximately 212 acres in size and is irregularly shaped with its long axis is oriented roughly east-west with Highway 18 running parallel to the northwest side of the site (Figure 4). Excluding the mine pit and slopes along the south site boundary the property has relatively flat topography ranging from about 390 to 400 feet in elevation. The pit floor contains several man-made water quality ponds and irregular topography generally ranging in elevation from about 315 to 345 feet.

The east portion of the property contains mapped wetlands bordering Jenkins Creek which flows into the site for a short distance along the northeast property border before continuing west under Highway 18. The majority of the property is bare earth or sparse vegetation and sediment ponds with the exception of the forested wetlands at the east end and perimeter vegetated and forested buffer areas. The south and southeast corner of the property slopes up to an upland area of residential subdivisions (about elevation 450 ft.). The slopes are forested and are inclined at approximately 15 to just over 40 percent.

Office and shop buildings for Lakeside Industries asphalt production facilities are located at the west end of Lakepointe along with paved surface parking and a truck scale. A paved access road extends to the east end of the site along the north boundary (parallel to Highway 18). Asphalt batching facilities are located at the north central portion of Lakepointe and consist of small wood-frame buildings, steel tanks and conveyors, stormwater facilities, aggregate material stockpiles, truck maintenance facilities, and equipment storage areas. Stormwater is collected and directed to settlement and water quality treatment ponds within the former gravel pit.

The flat lying property offsite to the west and north contain rural, single-family private property. To the south and east of Lakepointe development consists of single family subdivisions. Williams Natural Gas has a pipeline right of way crossing the east end of the site at the toe of the northwest facing slope.

2.2 Property History

Based on historical air photographs (EDR 2013), sand and gravel extraction began in the central portion of Lakepointe in the 1970s. As the pit excavation deepened and expanded dewatering of the pit was necessary to continue operations. Pumps control natural groundwater seepage into the pit, discharging pumped water to a small pond adjacent to wetlands along Jenkins Creek at the east end of Lakepointe.

Lakepointe was leased to Lakeside Industries (Lakeside) in 1985. Asphalt batching plant facilities are located in the north central portion of the property and Lakeside's office and shop facility are located near

the property entrance at the west end. The asphalt batching operations area in the north east portion of the property, the Lakeside office at the west end, the buffer around the south edge of the property, and the undeveloped entire eastern third of the property do not appear to have been mined.

Lakeside conducted a limited amount of additional sand and gravel mining in the west central portion of the mine until about the 1990s when they began using imported aggregate for asphalt. The maximum extent of mining was reached in the late 1990s with a maximum pit depth of approximately 80 ft below surrounding grades. The facilities area presently contains numerous aggregate stockpiles as well as a large recycled asphalt stockpile that is blended into new asphalt.

Once mineral extraction in the pit ceased, reclamation filling began (about 2002) utilizing import fill from construction excavations and road projects. The imported fill was initially placed at the edge of the mine just east of the office and shop at the northwest end of the property. The excavated sidewalls of the original mine pit are still exposed along the entire south edge and part of the southwest corner of the mine, the remaining pit walls have been buried by reclamation fill. Additional reclamation fill was accepted and stockpiled on the north central portion of the site in late 2014. Placement of engineered and compacted structural fills began on the east end of the pit in 2015.

3.0 CONCEPTUAL SITE DEVELOPMENT

The Lakepointe Property development conceptual plan includes commercial and residential developments and construction of a connector road linking the Highway 18 interchange with 204th Avenue SE at the Maple Hills development southeast of Lakepointe. Interior secondary roads will serve the planned residential subdivision and commercial sites in Lakepointe (Figure 4). Achieving design grades will require filling a large portion of the existing sand and gravel mine pit with structural fill. A portion of the existing pit will remain unfilled and be contoured to form a large pond. The pond is expected to fill naturally from springs in the native sand and gravel deposits connected to the regional aquifer. Based on historical data, the water level elevation of the pond is expected to be approximately 381 ft with seasonal fluctuations.

Conceptual grading, stormwater, and road plans are under development and are expected to relate to the anticipated future pond water level elevation. The site grades are expected to be fairly flat. The connector road grade will be fairly flat through most of the site then increase in grade at the southeast corner where it will climb the slope toward the existing Maple Hills subdivision where it will join 204th Avenue SE.

4.0 GEOLOGIC SETTING, SOIL, AND GROUNDWATER

4.1 Geologic Setting

The Site is situated within a flat to gently undulating topographic feature termed the Covington Drift Plain. The area is characterized by near surface soil deposited during the Vashon stade of the Frazier Glaciation, the last of at least seven glacial periods of the Pleistocene Epoc. The Covington Drift Plain is underlain by glacial till deposited below the Vashon glacier. The resistant till is exposed at the surface on the upland hills (such as the upland south of the Lakepointe Property) and was eroded or lies buried in the flat intervening valleys by recessional (post glacial) outwash sand and gravel deposited during retreat of the Vashon glacier. The recessional outwash was deposited by flowing glacial streams and rivers filling in the low areas between the till upland ridges. The soil units mapped at the surface on and adjacent to the Site (WSDNR 2010) as well as fill soils that are the result of mining or reclamation are described below.

4.2 Soil Unit Descriptions

The geologic soil units exposed at Lakepointe are described below and in (Golder 2013). The location of mapped geologic units is shown in Figure 6. The mapped geologic units on the Lakeside site include Qgo, Qvt and Qp. The Qp denotes organic deposits that were removed during mining. The additional soil units described below (Qva, Qvc, and fill) were observed by Golder in the gravel pit and are not represented on the geologic map figure.

Recessional Outwash Deposits (Qgo): This soil unit is the dominant native soil exposed at the surface on Lakepointe. It is present around the facility offices at the west end of the site and the asphalt batching facilities at the east end of the site as well as along the access road along the north side. The unit consists of sand and gravel with minor silt and cobbles. The deposit ranges from about 10 to 50 ft thick in the general Site region (Mullineaux 1965). The recessional outwash deposit is highly permeable and forms a shallow regional groundwater aquifer.

Ground Moraine Deposits (Qvt): These are mostly ablation and lodgement till deposits that mantle the upland area to the south and east of the property and are present on the steep slopes at the east end of Lakepointe. The till consists of a well consolidated mixture of gravel, sand, silt and clay. The till deposit was likely partially, or in places completely eroded, in the Lakepointe area leaving recessional outwash in contact with deeper advance outwash deposits. The depth of the mine pit was likely limited at the east end of Lakepointe due to encountering till below the surface outwash.

Vashon Advance Outwash (Qva) and Pre-Vashon Coarse Glacial Sediments (Qc): Sand and coarse gravel deposits exposed in the lower portion of the pit walls and the floor of the pit appear to consist of advance outwash and older pre-Vashon sediments.

Reclamation Fill: This unit consists of imported soil from area construction excavations and has a maximum thickness of approximately 75 ft. Based on historical air photographs, the reclamation fill placement began at the north side (west end) of the former gravel pit from the existing access road in 2002.

Sediment Pond Fill: Fine grained fill and organic deposits are present in former and existing sediment control ponds used for water quality treatment of stormwater runoff and process water from gravel washing operations. The deposits consisted of silt, peat, silty clay, and fine sand.

4.3 Groundwater

Based on a review of the geologic and hydrogeologic reports for the Covington Plains area of Southwest King County, the general hydrogeology of the area includes several aquifers separated by confining units (aquitards) of low-permeability soil.

The principal aquifers in the Covington Plains area are found in the Qvr, Qva, and Qc; where several aquifers are identified within the Qc unit; these include the "Intermediate Aquifer", "Sea Level Aquifer", and the "Deep Aquifer" (Aspect 2011).

Groundwater elevations in the vicinity of the Site were estimated to range from about 380 to 400 feet above mean sea level (amsl) (Hart Crowser 1996). Groundwater flow is generally from east to west in the Covington Plains, discharging to the Green River Valley and ultimately the Duwamish Valley (Aspect 2011, WDWR 1969).

Recharge to the shallow Qvr aquifer is from infiltration of precipitation. Recharge to the deeper aquifer systems in the Qva/Qc is through confining layers from overlying aquifers and where till is absent and the overlying aquifers are connected to the deeper aquifers. Lake Sawyer is considered a recharge source to the aquifer systems in the Covington Plain, but is poorly understood (KC-DNR-PWTD 2010 and Aspect 2011).

The hydrogeology of Lakepointe consists of Qvr underlain by Qvt at the east end and Qva and Qc in the mine pit where excavation reached elevations of about 310 ft. The water level in the excavated pit is likely reflective of the aquifer system of the Qva or Qc; this is likely one of the aquifer systems that the City of Kent's groundwater supply source comes from (Kent and Armstrong Springs) (Aspect 2011 and KC-DNR-PWTD 2010).

Current groundwater levels in the Lakepointe mine pit reflect the dewatered condition of the mine and do not reflect the natural groundwater state. Based on observations made of the pit pond during the period between the spring of 2012 and summer of 2014 when dewatering was temporarily stopped, the water level rose to a maximum elevation of approximately 381 ft. The natural water level is expected to vary seasonally due to annual precipitation as well as multi-season precipitation trends.

Comments on potential impacts to groundwater from the planned reclamation filling of Lakepointe are discussed in Section 5.5.

5.0 CRITICAL AREAS ASSESSMENT

Golder utilized multiple information sources for our critical areas assessment. In addition to published geologic and hydrogeologic maps and reports and Golder field work our research included information from Lakeside Industries and the City of Covington staff who graciously provided copies of City documents and reclamation plan documents that were not otherwise accessible. Each of the critical areas listed in Section 1.0 of this report are described in the following sections.

5.1 Flood and Channel Migration Zones

"Flood hazard area" are defined as any area subject to inundation by the base flood or risk from channel migration including, but not limited to, an aquatic area, wetland or closed depression. Flood hazard areas are described and mapped in the City of Covington Comprehensive Stormwater Plan (Gray & Osborne 2002). Figure 3-6 in the report illustrates the location of the FEMA 100 year floodplain. **There are no flood or channel migration hazards mapped on or adjacent to Lakepointe.**

5.2 Erosion Hazards

"Erosion hazard area" means an area underlain by soils that is subject to severe erosion when disturbed. These soils include, but are not limited to, those classified as having a severe to very severe erosion hazard according to the United States Department of Agriculture Soil Conservation Service, the 1973 King County Soils Survey or any subsequent revisions or addition by or to these sources such as any occurrence of river wash ("Rh") and any of the following when the soils occur on slopes inclined at 15% or more: Alderwood gravelly sandy loam ("AgD"); Alderwood and Kitsap soils ("AkF"); Beausite gravelly sandy loam ("BeD" and "BeF"); Kitsap silt loam ("KpD"); Ovall gravelly loam ("OvD" and "OvF"); The Ragnar fine sandy loam ("RaD"); and Ragnar-Indianola Association ("RdE").

The City of Covington Comprehensive Stormwater Plan provides a soil classification map for the City on Figure 3-5 (Gray & Osborne 2002). The United States Department of Agriculture Soil Conservation Service online maps of the Lakepointe site were also viewed (USCS, 2016). Figure 7 illustrates the Soil Conservation Service soil mapping for Lakepointe. The soils on Lakepointe are mapped as EvC (Everett gravelly sand loam 5% -15% slopes), EvB (Everett 0-8% slopes), Sk (Seattle Muck), and AgC (Alderwood 8-15% slopes). **The soil conservation survey soil types mapped on Lakepointe do not meet the criterial for erosion hazard areas.**

5.3 Steep Slope Hazard Areas

Steep slope hazard areas are defined by the CMC as areas on a slope of 40% inclination or more within a vertical elevation change of at least 20 ft. For the purpose of this definition, a slope is delineated by establishing its toe and top and is measured by averaging the inclination over at least 10 ft of vertical relief. Slopes at Lakepointe meeting this criteria are shown on Figure 5. The steep slopes illustrated in Figure 5

have been further categorized for purposes of the following discussion as Natural Steep Slopes and Mine Related Steep Slopes. Each are discussed in the following report sections.

5.3.1 Natural Steep Slopes

Natural steep slopes are identified in Figure 5 as those steep slope areas located along the south and southeast boundary of Lakepointe along an undeveloped forested slope. The natural slope is continuous and generally less than 40% except for the 12 separate fragments of slope that meet the steep slope criteria.

The only part of the proposed Lakepointe development plan that will impact the natural steep slopes or their buffers is the east end of the proposed Lakepointe SE Connector Road shown in Figure 5. The grading required for the route of the connector road transition from the valley floor to the crest of the hill will require fills in the valley floor and the lower portion of the slope and cuts near the crest of the forested slope. The clearing and cuts for the upper portion of the road will likely impact portions of the slope mapped as steep slope hazard area. Provisions for steep slope alterations or other approvals associated with the connector roadway may be needed from the City of Covington based on the development standards summarized below.

Development standards for steep slope hazard areas are contained in CMC 18.65.310 "Steep slope hazard areas – Development standards and alterations" which states the following:

> *The following standards apply to development proposals and alterations on sites containing steep slope hazard areas:*
>
> > *(1) Only the alterations identified in CMC 18.65.050 are allowed within a steep slope hazard area;*
> >
> > *(2) A buffer or setback is required from all edges of the steep slope hazard. To eliminate or minimize the risk of property damage or injury resulting from slope instability, landsliding or erosion caused in whole or part by the development, the City shall determine the size of the buffer or setback based upon a critical area report prepared by a geotechnical engineer or geologist. If a critical area report is not submitted to the City, the minimum buffer is 50 feet. For building permits for single detached dwelling units only, the City may waive the special study requirement and authorize buffer reductions, if the City determines that the reduction will adequately protect the proposed development and the critical area; and*
> >
> > *(3)Unless otherwise provided in CMC 18.65.050 or as a necessary part of an allowed alteration, removal of any vegetation from a steep slope hazard area or buffer is prohibited.*

The conceptual design of the roadway will include an approach fill and slope cuts to meet grade requirements. The roadway engineering design is conceptual at this time. The grading for the road in the area of the mapped steep slopes could be accomplished by means of open cuts with slopes adjacent to the road cut to stable inclinations. Alternatively, the slope cuts could be reduced or eliminated using engineered retaining walls. The conceptual design is feasible and can be accomplished in a manner that will not result in decreased slope stability. However, future geotechnical investigations and design recommendations will need to be completed to further evaluate the road design options and select the option that maintains slope stability while meeting the road design goals.

Steep slope buffer widths are determined by the City of Covington. For purposes of the planned development at Lakepointe Golder recommends a buffer width of 15 feet for the all of the natural steep slope segments along the south boundary slope west of the proposed Connector Road (Figure 5). We recommend a steep slope buffer of 25 feet for the steep slope area located on the east side of the proposed Connector Road (Figure 5).

5.3.2 Mine Related Steep Slopes

The gravel pit at Lakepointe contains original pit cut slopes along the west and south sides. These slopes range from 60 to 100% and are from 30 to 80 ft in height. They were created 25 to 40 years ago during pit mining. The CMC contains provisions for regrading and stabilizing of slopes formed as a result of a legal grading activity in CMC 18.65.050, subsection 3 and 4.13. We believe this provision would permit the alteration and elimination of steep slopes associated with previous mining activities.

The reclamation plan and conceptual Lakepointe development plan both indicate that filling the mine pit will result in elimination of most of the mine pit slopes illustrated in Figure 5. A description of the existing mine steep slopes illustrated in Figure 5 and their post reclamation/development disposition is summarized below.

Steep slopes along the west side of gravel pit (labeled "West" in Figure 5)- The existing mine pit slopes on the west side of the pit will be eliminated by filling or re-grading to create more gentle slopes as part of the reclamation and construction of the future pond.

Steep slopes along the south side of the mine pit, <u>east of</u> the proposed Lakepointe pond (labeled "Southeast" in Figure 5) – The steep slopes currently visible on the south side of the gravel pit (east half) will be eliminated by planned filling of the pit.

Steep slopes along the south side of the mine pit adjacent to the proposed Lakepointe Pond (labeled "South" in Figure 5) - The section of existing mine pit slopes located along the south side of the proposed future Lakepointe pond will remain undisturbed under the reclamation and development plan. The steep slope will be largely submerged below the future pond water level which is expected to stabilize at approximately elevation 381 ft. In addition, the area above the crest of the pond slopes is not planned for development. The submerged pit slopes are expected to remain stable after the pond water level is allowed to recover. This is based on observations of the south pit slopes during the period between spring of 2012 and summer of 2014 when dewatering of the pit was temporarily stopped and the pond water level rose to 381 feet and also during subsequent dewatering when the pond water level was lowered once again. The south pit slopes remained stable with no signs of erosion or instability (sloughing, tension cracks, slumps). We recommend a steep slope buffer from the crest of this steep slope of 15 feet.

Steep slopes along north side of mine pit (labeled "North" on Figure 5) - Temporary fill slopes are created as part of active reclamation fill operations in the gravel mine and some portions of these slopes meet the criteria of steep slope hazards. The reclamation fill slopes labeled "North" in Figure 5 are temporary and will be eliminated through re-grading as part of the reclamation plan and site development plan. There are also fill material stockpiles present at Lakepointe that are used for asphalt production. Some of these stockpiles are large and would qualify as a steep slope under the current definition. However, these stockpiles are temporary man-made features and have not been considered steep slopes for the purposes of this report and are not identified in Figure 5.

5.4 Landslide Hazard Areas

For the purposes of this report the Covington code definition of landslide hazard area is an area subject to severe risk of landslide, such as:

(1) An area with a combination of: (a) Slopes steeper than 15 percent of inclination; (b) Impermeable soils, such as silt and clay, frequently interbedded with granular soils, such as sand and gravel; and (c) Springs or ground water seepage;

(2) An area that has shown movement during the Holocene epoch, which is from 10,000 years ago to the present, or that is underlain by mass wastage debris from that epoch;

(3) An area potentially unstable as a result of rapid stream incision, stream bank erosion or undercutting by wave action.

A Golder field Geologist conducted a reconnaissance of the natural steep slopes located along the south boundary of Lakepointe including the slope that the future connector road will ascend at the east corner of the property. The purpose of the reconnaissance was to look for conditions that would meet the criteria for landslide hazard areas described above. The results of the field reconnaissance indicate the following:

- There are no field indications of past slope movement or recent instability
- The shallow soil conditions observed indicate that the steep slopes are underlain by granular soils consisting of outwash sand and gravel on the lower portion of the slope overlying till which is exposed on the upper portion of the slope. It was difficult to determine if the contact between the till and outwash soil was located on the Lakepointe property or just off the property to the south. Till soils are silty and have low permeability but are strong since they also contain abundant sand and gravel and have been consolidated by past glaciers. The slopes do not contain silt or clay deposits.
- There were no observed springs or active seeps.
- There are no streams or areas of active erosion on the natural steep slope areas.

Golder also consulted the Washington Department of Natural Resources Landslide hazard areas mapped for the City of Covington (The City of Covington Comprehensive Stormwater Plan Updated 2015). The map included approximately the western and south half of Lakepointe and no landslide hazards were mapped. **Based on our review of available published data and our geologic field reconnaissance, there are no slopes located on Lakepointe that meet the criterial of landslide hazard areas as defined in the Covington code.**

5.5 Wellhead Protection and Critical Aquifer Recharge Areas

Critical aquifer recharge areas are defined in the CMC as areas that have a high susceptibility to ground water contamination or an area of medium susceptibility to ground water contamination that is located within a sole source aquifer or within an area approved in accordance with Chapter 246-290 WAC as a wellhead protection area for a municipal or district drinking water system, or an area over a sole source aquifer for a private potable water well in compliance with Department of Ecology and Public Health standards.

The CMC contains a reference to a map illustrating the location of critical aquifer recharge areas (cited as follows).

> *"Critical aquifer recharge areas are designated on the critical aquifer recharge area map adopted by CMC 13.37.020." (code reference: 18.20.253 Critical aquifer recharge area)*
>
> *The map entitled Covington Critical Aquifer Recharge Areas, included in Attachment B to the ordinance codified in this chapter, is hereby adopted as the designation of critical aquifer recharge areas in Covington in accordance with RCW 36.70A.170. (code reference: 18.65.311 Critical aquifer recharge areas – Maps adopted)*

The maps referenced in the sections above were not accessible on the Covington website. City of Covington staff were contacted and provided reference copies of the following two maps that illustrate mapped wellhead protection areas and aquifer recharge potential.

City of Covington Wellhead Protection Area – Figure 3-15. By Gray & Osborne, updated November 27, 2002. (Figure 8).

City of Covington Aquifer Recharge Potential – Figure 7.4. By Gray & Osborne, in Appendix A of City of Covington Comprehensive Plan Update 2015 – Review of Best Available Science. February 19, 2014. (Figure 9).

Based on the maps referenced above the southern portion of Lakepointe is located within a mapped wellhead protection area and a Category I and II critical aquifer recharge area (Figures 8 and 9).

The wellhead protection area appears to be for unnamed municipal well(s) located about a mile south of Lakepointe, south of SR-516 near Jenkins Creek. CMC does not contain any special previsions or mitigations for development within wellhead protection areas.

Critical aquifer recharge areas are categorized as follows:

(1) Category I critical aquifer recharge areas include those mapped areas that Covington has determined are highly susceptible to ground water contamination and that are located within a sole source aquifer or a wellhead protection area;

(2) Category II critical aquifer recharge areas include those mapped areas that Covington has determined:

(a) Have a medium susceptibility to ground water contamination and are located in a sole source aquifer or a wellhead protection area; or

(b) Are highly susceptible to ground water contamination and are not located in a sole source aquifer or wellhead protection area; and

(3) Category III critical aquifer recharge areas include those mapped areas that Covington has determined have low susceptibility to ground water contamination. (Ord. 14-05 § 5) (code reference: 18.65.313 Critical aquifer recharge areas – Categories)

Section 18.65.315 of the CMC contains development regulations for Category I and II critical aquifer recharge areas. Regulations prohibit numerous activities and list several requirements. The Lakepointe development proposal will not include any of the prohibited activities and meets the requirements of this section. In addition, the development regulations require the following:

> *"On sites located in a critical aquifer recharge area within the urban growth area, development proposals and alterations for new residential development, including, but not limited to, a subdivision, short subdivision, or dwelling unit, shall incorporate best management practices included in the stormwater manuals adopted in CMC Title 13 into the site design in order to infiltrate storm water runoff to the maximum extent practical."*

The project conceptual civil design is anticipating utilizing infiltration of stormwater runoff and recharge to the site groundwater to the maximum extent practical. Soils where infiltration may be feasible are likely to be located around the perimeter of the former pit (and in former mine buffer areas) where outwash soils were not mined.

6.0 CLOSING

This report has been prepared exclusively for the use of Oakpointe Covington Land LLC. and their consultants and contractors for Lakepointe in Covington, Washington. The recommendations and conclusions of this report are not intended, nor should they be construed to represent, a warranty regarding the proposed development, but are forwarded to assist in the planning and design process.

Judgment has been applied in interpreting and presenting the results. Variations in subsurface conditions over small distances are common, and actual conditions encountered during construction may be different from those interpreted in this report.

GOLDER ASSOCIATES INC.

James Gerard Johnson

Sarah J. Morgan, PE
Senior Engineer

James G. Johnson, LG, LEG
Principal

SJM/JGJ/km

7.0 REFERENCES

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Gray & Osborne. 2014. Appendix A of City of Covington Comprehensive Plan Update 2015 – Review of Best Available Science. Figure 7.4 - City of Covington Aquifer Recharge Potential. February 19.

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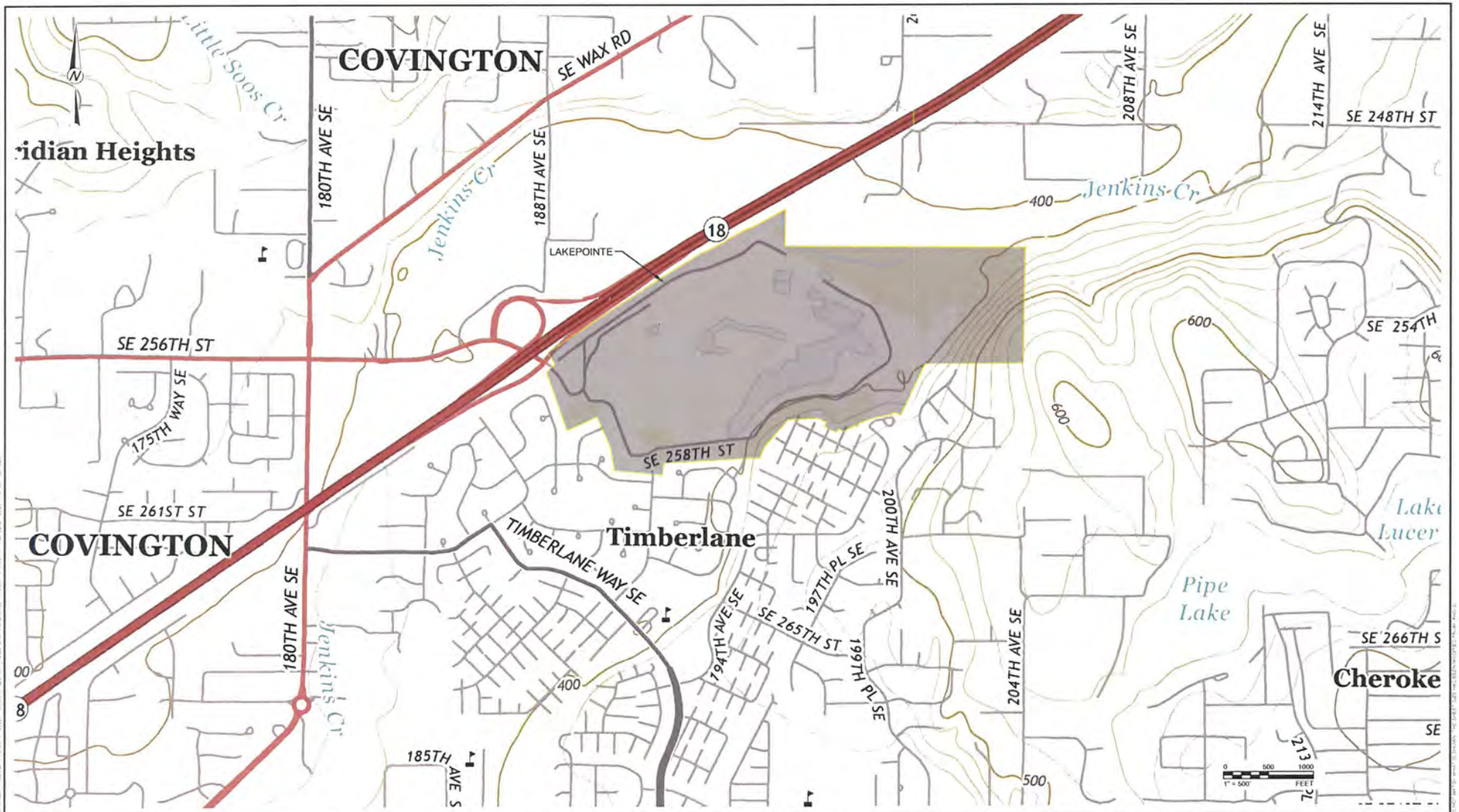
FIGURES



LEGEND

APPROXIMATE PROPERTY BOUNDARY

REFERENCE(S)

BASE MAP PROVIDED AS QUAD TOPO BY U.S. GEOLOGIC SURVEY, DELIVERED IN PDF FORMAT.

CLIENT

OAKPOINTE

PROJECT

LAKEPOINTE CRITICAL AREAS STUDY

CONSULTANT

Golder Associates

YYYY-MM-DD	2016-10-05
DESIGNED	GK
PREPARED	REDMOND
REVIEWED	SJM
APPROVED	JGJ

TITLE

SITE LOCATION MAP

PROJECT NO.	PHASE	REV.	FIGURE
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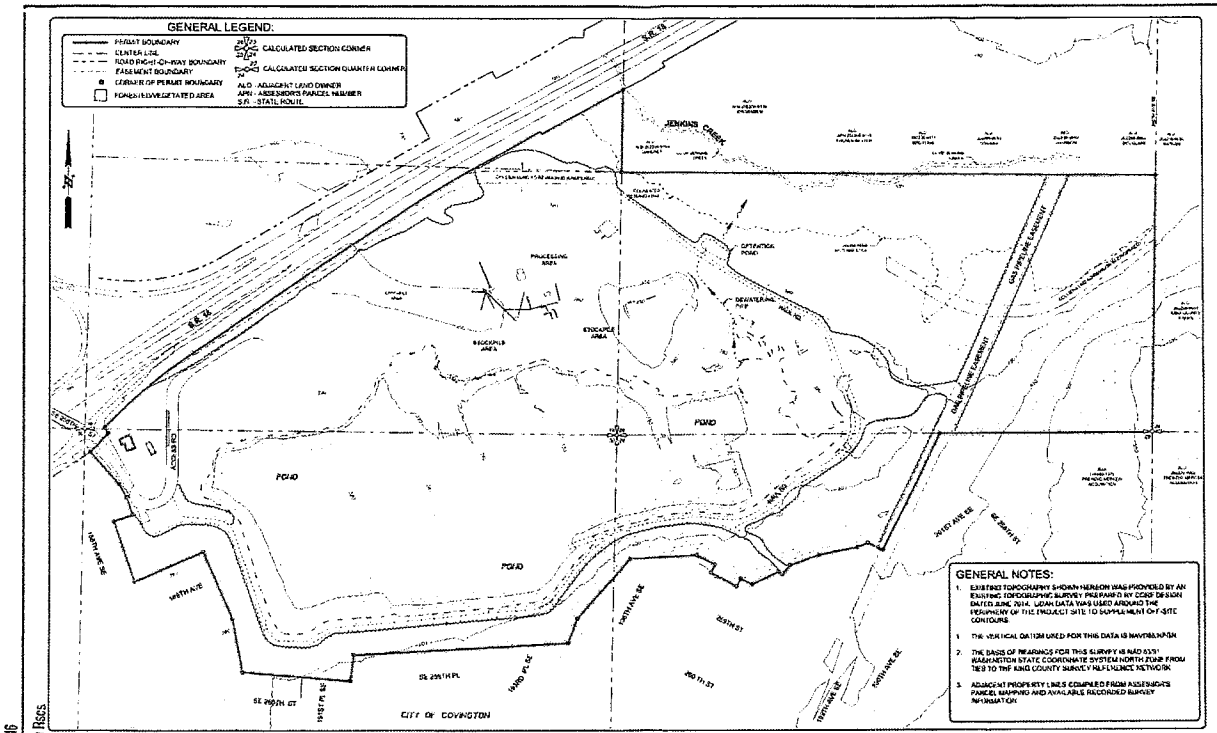

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0 300 600
1" = 300' FEET

REFERENCE(S)
LAKESIDE INDUSTRIES, INC. COVINGTON PIT EXISTING CONDITIONS MAP - FIGURE R-2. BY HARMSEN & ASSOCIATED INC, UPDATED DECEMBER 2, 2015.

CLIENT
OAKPOINTE

PROJECT
LAKEPOINTE CRITICAL AREAS STUDY

CONSULTANT
Golder Associates

YYYY-MM-DD	2016-10-05
DESIGNED	GK
PREPARED	REDMOND
REVIEWED	SJM
APPROVED	JGJ

TITLE
RECLAMATION PLAN EXISTING CONDITIONS

PROJECT NO.	PHASE	REV.	FIGURE
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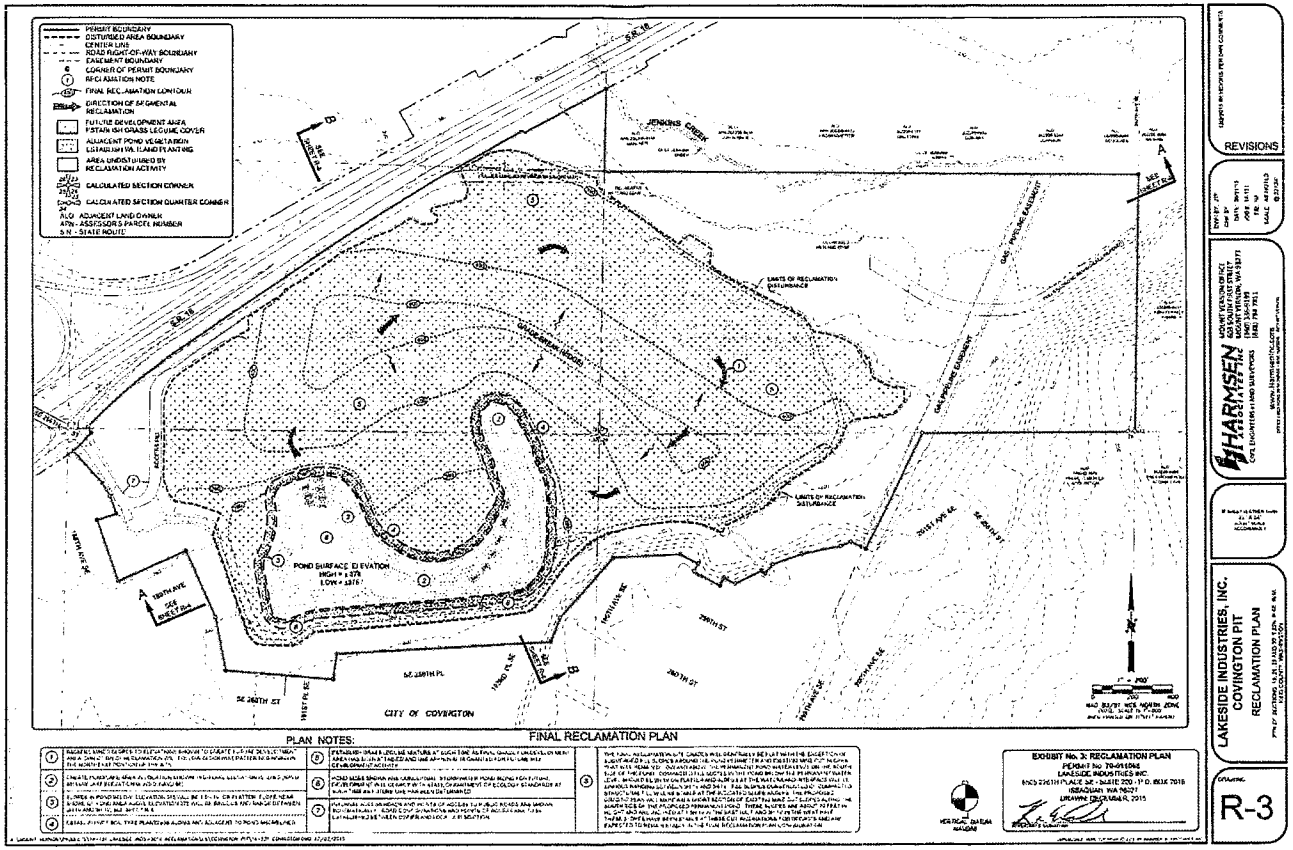
PERMIT BOUNDARY
DISTURBED AREA BOUNDARY
CENTER LINE
ROAD RIGHT-OF-WAY BOUNDARY
EASEMENT BOUNDARY
CORNER OF PERMIT BOUNDARY
RECLAMATION NOTE
FINAL RECLAMATION CONTOUR
DIRECTION OF INCIDENTAL RECLAMATION
FUTURE DEVELOPMENT AREA
ESTABLISH GRASS LEGUME COVER
ADJACENT POND VEGETATION ESTABLISH WETLAND PLANTING
AREA UNDISTURBED BY RECLAMATION ACTIVITY
CALCULATED SECTION CORNER
CALCULATED SECTION QUARTER CORNER
ALO - ADJACENT LAND OWNER
APN - ASSESSOR'S PARCEL NUMBER
S.R. - STATE ROUTE
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LIMITS OF RECLAMATION DISTURBANCE
OAK PIPELINE EASEMENT
POND SURFACE ELEVATION
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LOW = ±376'
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SE 1823RD ST
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SE 1830TH ST
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SE 1840TH ST
SE 1841ST ST
SE 1842ND ST
SE 1843RD ST
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SE 1846TH ST
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SE 1848TH ST
SE 1849TH ST
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SE 1860TH ST
SE 1861ST ST
SE 1862ND ST
SE 1863RD ST
SE 1864TH ST
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SE 1870TH ST
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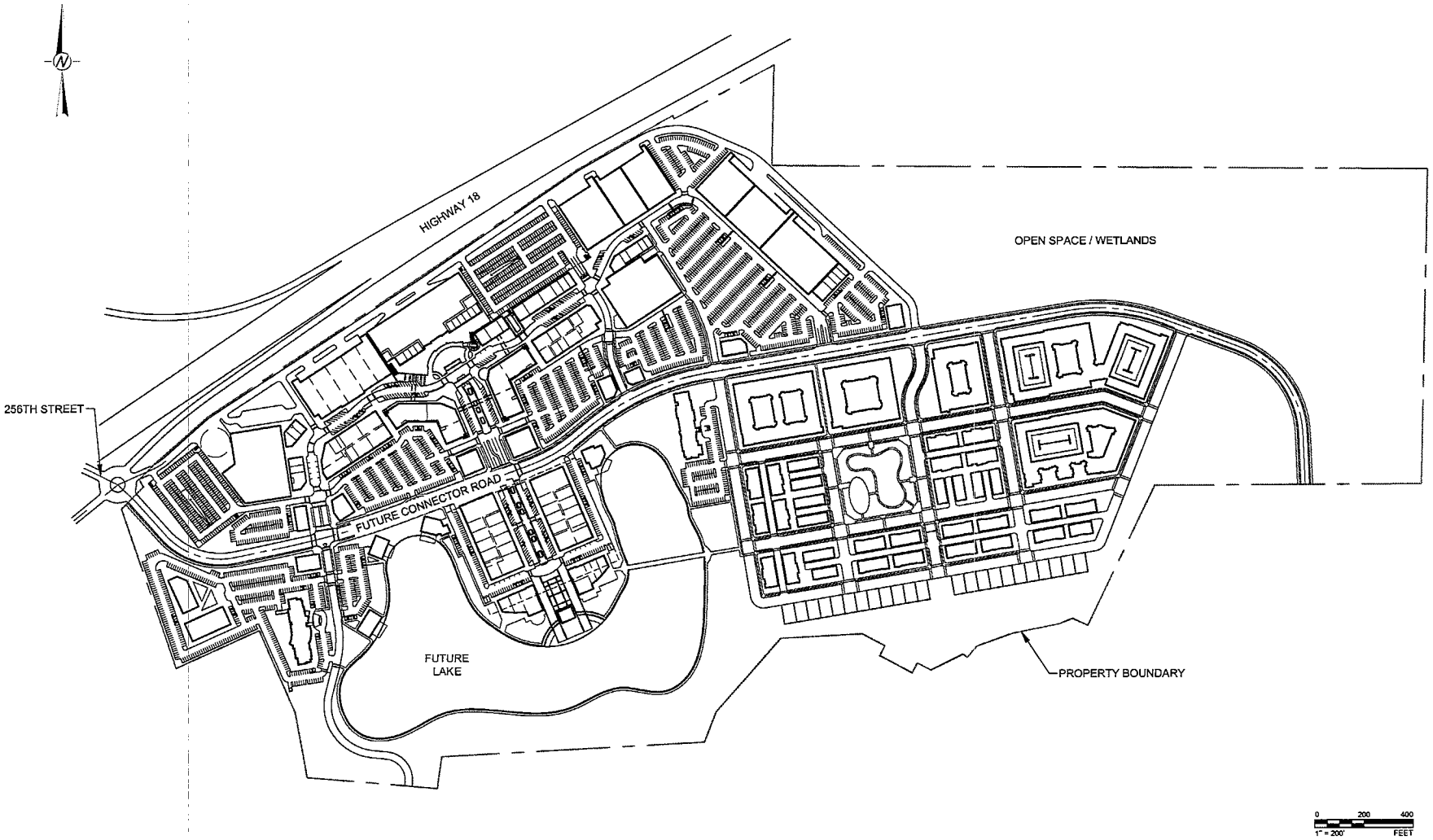
SE 1872ND ST
SE 1873RD ST
SE 1874TH ST
SE 1875TH ST
SE 1876TH ST
SE 1877TH ST
SE 1878TH



REFERENCE(S)

1. BASE MAP FROM FILE TRIAD COMBINED BASE.DWG, PROVIDED BY OAKPOINTE ON 2016-07-11.

CLIENT
OAKPOINTE

PROJECT
LAKEPOINTE CRITICAL AREAS STUDY

CONSULTANT
Golder Associates

YYYY-MM-DD	2016-10-05
DESIGNED	GK
PREPARED	REDMOND
REVIEWED	SJM
APPROVED	JGJ

TITLE
CONCEPTUAL DEVELOPMENT PLAN

PROJECT NO.	PHASE	REV.	FIGURE
1239327706	001	A	4

LEGEND

- NATURAL STEEP SLOPES (NOTE 1)
- MINE RELATED STEEP SLOPES TO REMAIN POST DEVELOPMENT (NOTE 1)
- MINE RELATED STEEP SLOPES TO BE ELIMINATED BY FILLING (NOTE 1)
- PROPOSED LAKEPOINTE POND
- PROPERTY BOUNDARY
- (15) STEEP SLOPE BUFFER RECOMMENDATION (FEET)

NOTES

1. STEEP SLOPES ARE DEFINED BY CITY OF COVINGTON MUNICIPAL CODE 18.20.1230 AS HAVING A SLOPE OF 40 PERCENT INCLINATION OR MORE WITHIN A VERTICAL ELEVATION CHANGE OF AT LEAST 20 FEET.

REFERENCE(S)

1. BASE MAP FROM FILE TRIAD COMBINED BASE.DWG, PROVIDED BY OAKEPOINTE ON 2016-07-11

CLIENT
OAKPOINTE

CONSULTANT
Golder Associates

YYYY-MM-DD	2016-10-05
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PREPARED	REDMOND
REVIEWED	SJM
APPROVED	JGJ

PROJECT
LAKEPOINTE CRITICAL AREAS STUDY

TITLE
STEEP SLOPE HAZARD AREAS

PROJECT NO.	PHASE	REV	FIGURE
1239327706	001	A	5

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- Qgo — CONTINENTAL GLACIAL OUTWASH, FRASER-AGE
- Qgt — CONTINENTAL GLACIAL TILL, FRASER-AGE
- Qp — PEAT DEPOSITS (REMOVED DURING MINING)

REFERENCE(S)

GEOLOGIC DATA PROVIDED BY WASHINGTON DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND EARTH RESOURCES. 2010. GEOLOGY OF WASHINGTON STATE AT A SCALE OF 1:100,000.
HTTP://WWW.DNR.WA.GOV/PROGRAMS-AND-SERVICES/GEOLOGY/PUBLICATIONS-AND-DATA/GIS-DATA-AND-DATABASES

CLIENT
OAKPOINTE

CONSULTANT
Golder Associates

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PROJECT
LAKEPOINTE CRITICAL AREAS STUDY

TITLE
GEOLOGY MAP

PROJECT NO.	PHASE	REV.	FIGURE
1239327706	001	A	6

LEGEND - SOIL TYPES

	APPROXIMATE PROPERTY BOUNDARY
AgC	ALDERWOOD GRAVELLY SANDY LOAM, 8 TO 15 PERCENT SLOPES
EvB	EVERETT VERY GRAVELLY SANDY LOAM, 0 TO 8 PERCENT SLOPES
EvC	EVERETT VERY GRAVELLY SANDY LOAM, 8 TO 15 PERCENT SLOPES
No	NORMA SANDY LOAM
Or	ORCAS PEAT (REMOVED DURING MINING)
Sk	SEATTLE MUCK

REFERENCE(S)

SOIL DATA PROVIDED BY U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2015. SOIL SURVEY GEOGRAPHIC (SSURGO) DATABASE FOR KING COUNTY. HTTP://WEBSOILSURVEY.SC.EGOV.USDA.GOV/APP/HOMEPAGE.HTM.

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OAKPOINTE

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Golder Associates

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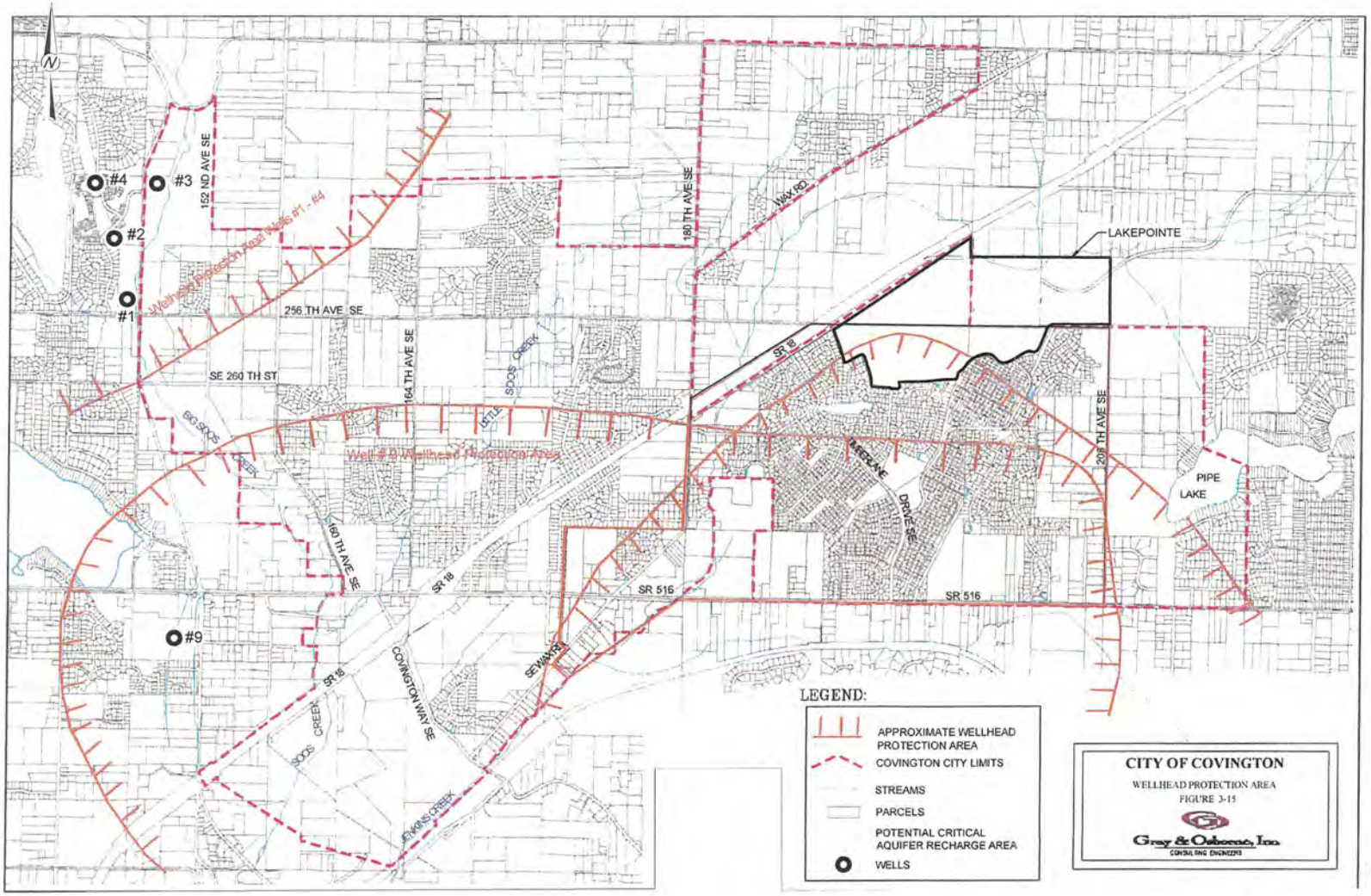
PROJECT
LAKEPOINTE CRITICAL AREAS STUDY

TITLE
USDA SOIL TYPES

PROJECT NO.	PHASE	REV.	FIGURE
1239327706	001	A	7



REFERENCE
CITY OF COVINGTON WELLHEAD PROTECTION AREA - FIGURE 3-15. BY GRAY & OSBORNE, UPDATED NOVEMBER 27, 2000

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OAKPOINTE

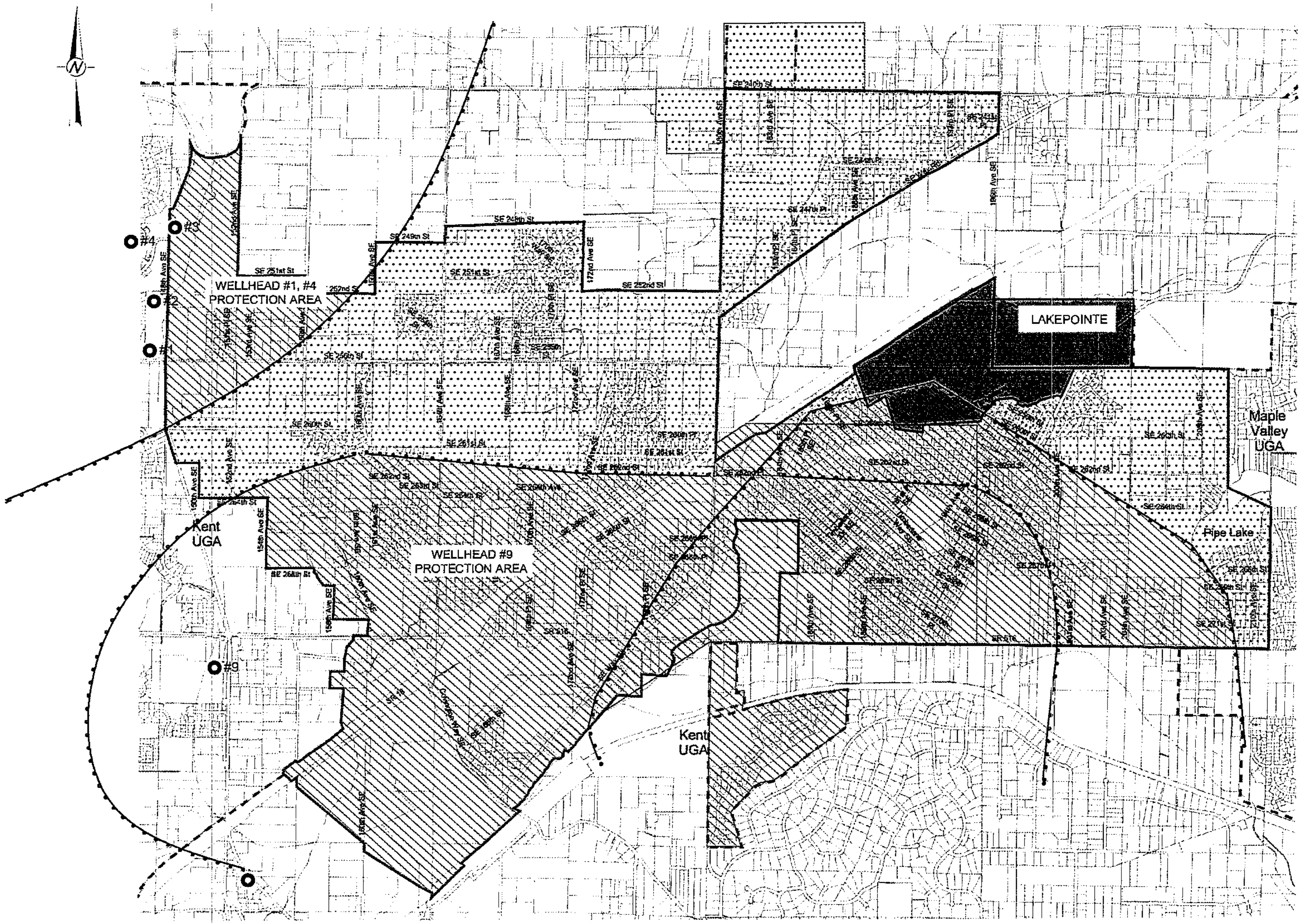
PROJECT
LAKEPOINTE CRITICAL AREAS STUDY

CONSULTANT
Golder Associates

YYYY-MM-DD	2016-10-05
DESIGNED	GK
PREPARED	REDMOND
REVIEWED	SJM
APPROVED	JGJ

TITLE
WELLHEAD PROTECTION PLAN

PROJECT NO	PHASE	REV	FIGURE
1239327706	001	A	8



REFERENCE

CITY OF COVINGTON AQUIFER RECHARGE POTENTIAL - FIGURE 7.4. BY GRAY& OSBORNE, IN APPENDIX A OF CITY OF COVINGTON COMPREHENSIVE PLAN UPDATE 2015 - REVIEW OF BEST AVAILABLE SCIENCE. FEBRUARY 19, 2014.

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PROJECT
LAKEPOINTE CRITICAL AREAS STUDY

TITLE
AQUIFER RECHARGE POTENTIAL

PROJECT NO.	PHASE	REV.	FIGURE
1239327706	001	A	9