



CITY OF BLACK DIAMOND

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Determination of Nonsignificance – Mitigated (MDNS)

Date of Issuance of Threshold Determination: February 21, 2020

FILE NUMBERS: PLN19-0077, Site Plan Review and PLN19-0078, SEPA checklist

PROPONENT: Weston Butt, Third Avenue Development , LLC

PROJECT LOCATION: West side of Third Avenue (SR 169) to the north of Black Diamond-Ravensdale Road at 31231, 31317 and 31323 Third Avenue, Tax Parcel Numbers 112106-9032, 9034 and 9095.

PROJECT DESCRIPTION: Request for Site Plan Approval to construct a five-building commercial retail project in phases on an approximate 4.82-acre site within the City of Black Diamond. Proposed commercial/retail uses anticipated to include automotive store, fueling, office space, retail and food services.

LEAD AGENCY: City of Black Diamond, Community Development Department

ENVIRONMENTAL INFORMATION CONSIDERED: SEPA checklist, Traffic Study (TenW), City Traffic Consultant Review (Parametrix), Survey (Barghaussen), Preliminary Stormwater report, Geological and Coal Mine Hazard Report (Icicle Creek),

MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

The lead agency has determined that the requirements for environmental analysis, protection, and mitigations measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 37.70A RCW, and in other applicable local, state, or federal laws or rules as provided by RCW 43.21C.240 and WAC 197-11-158, with the exception of the collection of fees to mitigate for transportation impacts. The following additional mitigation measure under SEPA is required for this

Project:

- Applicant shall pay to the City a total of \$554,040 for its proportionate share of transportation improvements.

As mitigated, the proposal will not have a probable significant adverse impact on the environment. This decision was made after review of the environmental information considered on file with the lead agency. This information is available to the public upon request.

- ✓ This DNS is issued after using the optional DNS process in WC 197-11-355. A Notice of Application and

Optional DNS was issued on January 8, 2020, there is no further comment period on the DNS.

Appeal Rights: Pursuant to BDMC 19.04.260, any appeal must be filed within the appeal period of the underlying action; the Site Plan Approval, PLN19-0077. Contact the Community Development Department at (360) 851-4447 to ask about procedures for SEPA appeals.

Responsible Official: Barb Kincaid, AICP

Position/title: Community Development Director **Phone:** (360) 851-4447

Address: 24301 Roberts Drive, Black Diamond, WA 98010

Signature: /s/

