



# CITY OF BLACK DIAMOND

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P.O. Box 599  
24301 Roberts Drive  
Black Diamond, WA 98010

Community Development  
(360) 851-4447  
[www.ci.blackdiamond.wa.us](http://www.ci.blackdiamond.wa.us)

## SEPA Determination of Nonsignificance (DNS) and Adoption of Existing Environmental Document

**Date** October 28, 2020

**Proponent** Steve Goins, Lennar Corporation

**Proposal** The City of Black Diamond has received a Type 2 Land Use application for Site Plan Approval to construct a 50-unit housing development on a 2.02-acre parcel (+/-) within the approved Ten Trails Master Planned Development Phase 1A Plat. The proposed development consists of 11 structures containing a combination of 2 to 6-unit attached dwellings within each structure. Specifically, 22 attached residential units will be provided in 4-unit (or less) structures and 28 attached residential units will be provided in 5 or 6-unit structures. Associated site improvements include landscaping tracts and onsite parking. A majority of the site infrastructure work has already been completed and approved by the City in association with the approved Phase 1A Plat.

**File Number** PLN20-0101 (SEPA Environmental Review)  
PLN20-0100 (Site Plan Review Application)

**Location** The proposal is located on a 2.02-acre unaddressed site within the Ten Trails Master Planned Development Phase 1A Plat. The project site is bounded by the following roadways: Ten Trails Parkway, SE Fir Street, and SE Cherry Street. Future Development Tract BI of Ten Trails MPD Phase 1A Plat Divisions 3-5 and 8.

**Parcel Number** 857604-1920

**Lead Agency** City of Black Diamond, Community Development

**Adopted Document Information** SEPA Mitigated Determination of Non-Significance (MDNS) for the Phase 1A Preliminary Plat Application for the Villages Master Planned Development (aka Ten Trails), City of Black Diamond, PLN11-0002, August 31, 2012. This document is available for review at the City of Black Diamond Community Development Department during business hours.

**Environmental Determination** The Lead Agency has identified and adopted this document as being appropriate for this proposal after independent review. The document meets the Lead Agency's environmental review needs for the current proposal and will accompany the underlying Land Use Proposal. The environmental impacts from this proposal were specifically contemplated in association with the Adopted Environmental Document – The SEPA

## SEPA Determination of Nonsignificance (DNS) and Adoption of Existing Environmental Document

MDNS for the Phase 1A Preliminary Plat Application for The Villages Master Planned Development.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is specifically conditioned on compliance with the applicable regulations set forth in the Black Diamond Municipal Code and the City of Black Diamond Hearing Examiner's Findings of Fact, Conclusions of Law and Decision for the Villages Preliminary Plat 1A, PLN11-0001, December 10, 2012.

### Public Comment and Appeal Process

All information relating to this proposal is available to the public upon request.

This DNS is issued under WAC 197-11-340. The Lead Agency will not act on this proposal for 14 days from the date of this decision. Written comments must be submitted no later than 5:00pm on November 12, 2020 to the City of Black Diamond Community Development Department, 24301 Roberts Drive, Black Diamond, WA 98010.

There is a 14-day appeal period on this agency decision. You may appeal this determination no later than 5:00 p.m., November 12, 2020 by completing the proper appeal form and paying an appeal fee. You should be prepared to make specific factual objections. Contact the Community Development Department at (360) 851-4447 to ask about the procedures for SEPA appeals.

### SEPA Responsible Official

Barbara Kincaid  
Community Development Director  
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bkincaid@blackdiamondwa.gov

Signature: \_\_\_\_\_

