



CITY OF BLACK DIAMOND

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State Environmental Policy Act (SEPA) Determination of Nonsignificance-Mitigated (MDNS) and Notice of Transportation Concurrency for Tamarack Preliminary Plat

NOTICE RELEASED: May 1, 2020

FILE NUMBERS: PLN19-0013 SEPA Checklist
PLN19-0111 Preliminary Plat
PUB19-0258 Transportation Concurrency

PROPONENT: Jeff Potter, Integrity Land, LLC
OWNER: Patti Lucker Meyers, Et al

PROPERTY LOCATION: This proposal occurs within the southeast corner of 216th Avenue SE and SE 292nd Street in Black Diamond, Washington on two parcels totaling +/- 5.64-acres; King County Tax Parcels 615180-0545 and 615180-0550.

DESCRIPTION OF PROPOSAL: Subdivide two parcels totaling +/- 5.64-acres into 34 lots for age restricted (senior) single family detached homes with a 300 sq. ft. commercial pad for a drive through coffee stand.

LEAD AGENCY: City of Black Diamond

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.

MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

After review of the completed environmental checklist, the Tamarack Preliminary Plat application and related materials, the lead agency has determined this proposal will not have a probable significant adverse impact on the environment if the mitigation measures set forth below are implemented. Therefore, an environmental impact statement (EIS) is not required under RCW 32.21C.030 or WAC 197-11-6000.

1. Pay the sum of Thirteen Thousand Two Hundred Eighty Five dollars to the City of Black Diamond for its proportionate share of traffic mitigation projects needed for the impacted intersections as identified and documented in the traffic study associated with the applicant's concurrency application, City file PUB19-0258.

2. Minimize construction noise by employing Best Management Practices (BMPs) such as properly size and maintained mufflers, engine intake silencers, engine enclosures and turning off equipment when not in use.

3. Comply with the Black Diamond Engineering Design and Construction Standards Section 2.2.05, earth moving, grading, and other construction activities (including exposed soil) conducted during winter work period (October 1 to March 31) by submitting a Winterization Plan to the Public Works Department for approval.
4. Submit a construction management plan to the Public Works Department for approval prior to commencement of any work.
5. Consider the use of Low Impact Development such as incorporating soil amendments and native plantings in bioretention swales to improve hydrologic functions in final designs and site plans.
6. Employ the following temporary erosion control measures:
 - a. Install at least 6' of quarry spalls at all construction entrances and drive lanes to minimize off-site tracking.
 - b. place silt fencing around entire site perimeter and cover soil stockpiles when not activity grading.
 - c. Install temporary measures to control surface water runoff, such as interceptor trenches, sumps or swales prior to beginning earthwork activities.
 - d. wet dry soils to minimize dust and airborne soil erosion.
7. Adhere to the recommendations in the Geotechnical Engineering Study, from Earth Solutions dated October 11, 2019 for stripping depths, material suitability for fill, and excavations and slopes.
8. Revise preliminary plat drawing to comply with fire apparatus access and fire suppression requirements.

Responsible Official: Barb Kincaid, AICP

Position/title: Community Development Director, SEPA Official

Phone: (360) 851-4447

Address: 24301 Roberts Drive, Black Diamond, WA 98010

Date of Issuance: May 6, 2020

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date of issuance. Written comments must be submitted by May 20, 2020 to the City of Black Diamond Community Development Department c/o Barbara Kincaid PO Box 599, 24301 Roberts Drive, Black Diamond, WA 98010 or to bkincaid@blackdiamondwa.gov.

You may appeal this determination at the Community Development Department, 24301 Roberts Drive, Black Diamond, no later than 4:30 p.m. on June 3, 2020 by completing the proper form and paying an appeal fee of \$487.00 You should be prepared to make specific factual objections.

Contact the Community Development Department at (360) 851-4447 to ask about procedures for SEPA appeals.

Date: May 1, 2020

Signature: /s/