



CITY OF BLACK DIAMOND

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Community Development
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CORRECTED (Appeal Process) State Environmental Policy Act (SEPA) Mitigated Determination of Non-significance (MDNS)

Date	January 13, 2021
Proponent	CCD Black Diamond Partners LLC / Oakpointe
Proposal	<p>This application proposes to clear and grade a portion of the Ten Trails Master Planned Development (MPD) adjacent to the approved Plat 2A that is within a planned and approved trail and utility corridor. The specific project scope is to clear and grade portions of the West Trail Corridor to construct a soft surface trail and install stormwater utility lines within the project area. This proposal is required to undergo SEPA analysis due to the presence of wetlands within the project area and proposed impacts to the wetland and associated buffer resulting from the proposal. With a Sensitive Areas Study and review, the proposed utility installation is permitted pursuant to Black Diamond Municipal Code (BDMC) Section 19.10.220(C)(3) and the proposed soft-surface trail installation is permitted within wetland buffers pursuant to BDMC Section 19.10.220(B)(3).</p>
File Number	PLN20-0021 (SEPA Environmental Review) PUB20-0041 (Construction/Engineering Plan Review)
Location	<p>The project area includes the west 100 feet along the entire western boundary of the Phase 2 Plat A preliminary plat. The site is located within a western portion of Section 15, Township, 21 North, Range 6 East, within the City limits of Black Diamond, WA.</p>
Parcel Number	The project is situated on approximately 3.09 acres on a portion of King County Tax Parcel 152106-9116.
Lead Agency	City of Black Diamond, Community Development
Environmental Determination	<p>The Lead Agency has reviewed and determined that the SEPA Checklist and associated documents/reports meet the Lead Agency's environmental review needs for the current proposal and will accompany the underlying construction documents for this proposal. The lead agency for this proposal has determined that, with the implementation of mitigation measures identified below, 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 associated documents/reports on file with the lead agency. All information relating to this proposal is available to the public upon request.</p>

SEPA Mitigated Determination of Non-Significance (MDNS)

SEPA Mitigation Measures After review of the completed environmental checklist and associated documents/reports, 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:

1. Sections of the HDPE pipe, located underneath Wetland D1 (Category III wetland) shall be directionally bored and shall not be bedded or backfilled.
2. A physical copy of the approved Sensitive Area Plan for this application shall be on-site during all construction activities associated with this proposal. Additionally, all recommendations outlined in the Sensitive Area Study Addendum for the West Trail Corridor, prepared by Wetland Resources and dated July 23, 2020, shall be adhered to.
3. A Winterization Plan, pursuant to Black Diamond Engineering Design and Construction Standards Section 2.2.05, shall be submitted and approved by the City prior to commencing construction.

Public Comment and Appeal Process

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 this decision. Written comments must be submitted no later than 5:00 pm on January 27, 2021 to the City of Black Diamond Community Development Department, 24301 Roberts Drive, Black Diamond, WA 98010.

Pursuant to WAC 197-11-680(3)(a)(v), there is no administrative appeal provided by the city for this SEPA threshold determination. Any appeal of this threshold determination would be to the superior court under RCW 43.21C.075 and RCW 36.70C, and must be filed within 21 days of the agency decision on the underlying governmental action.

SEPA Responsible Official

Mona Davis, Community Development Director
City of Black Diamond
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Signature: _____