



CITY OF BLACK DIAMOND

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State Environmental Policy Act (SEPA) Mitigated Determination of Non-significance (MDNS) Lake Sawyer Frontage Improvements – PLN20-0036

Date	March 17, 2021
Proponent	CCD Black Diamond Partners LLC / Oakpointe
Proposal	<p>This application proposes to construct roadway frontage improvements to the existing Lake Sawyer Road SE right-of-way, including the addition of a roundabout, new asphalt surfacing, the addition of curbs, gutter, and sidewalks, and the relocation of existing overhead utilities. In association with the proposed frontage improvements, water and sewer utility connection extensions are proposed from the northern portion of the proposed improvements to the existing utility stubs at the intersection of Lake Sawyer Road SE and Roberts Drive (at the existing roundabout). A temporary bypass road will be constructed to the west of Lake Sawyer Road SE so traffic can pass the frontage improvement construction zone. This proposal is required to undergo SEPA analysis due to exceeding the SEPA categorical exemption threshold for grading quantities pursuant to Black Diamond Municipal Code (BDMC) Section 19.04.080.</p>
File Number	PLN20-0036 (SEPA Environmental Review) PUB19-0259 (Construction/Engineering Plan Review)
Location	The site is located within Section 15, Township, 21 North, Range 6 East, within the City limits of Black Diamond, WA.
Parcel Number	The project is situated on approximately a portion of or next to the following King County Tax Parcel 1521069005, 1521069097, 1521069110, 1521069112, 1521069113, and 1521069114.
Lead Agency	City of Black Diamond, Community Development
Adopted Document Information	<p>The Villages Master Planned Development Final Environmental Impact Statement (FEIS) approved by the City of Black Diamond December 11, 2009. The FEIS assessed the environmental impacts resulting from The Villages Master Planned Development. The FEIS was appealed to King County Superior Court (Case Number 10-2-35957-5 KNT), with the appeal being denied on August 27, 2012. The FEIS is available upon request to the City. While the FEIS assessed the impact of the MPD as a whole, it did not assess the project specific impacts of this proposal. The MDNS issued for this proposal assesses the project specific impacts of the application.</p>
Environmental Determination	The Lead Agency has reviewed and determined that the SEPA Checklist and associated documents/reports meet the Lead Agency's environmental

SEPA Mitigated Determination of Non-Significance (MDNS)

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.

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. The applicant shall submit a Transportation Management Plan (TMP), including a communication plan with signage showing detour routes, to manage transportation impacts during construction. The City must approve the TMP prior to commencing construction activities.
2. A Temporary Erosion and Sediment Control (TESC) Plan and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted and approved by the City prior to commencing construction activities.
3. A Spill Prevention, Control and Countermeasure (SPCC) Plan shall be submitted and approved by the City prior to commencing construction activities.
4. Stormwater from pollution generating surfaces (roadways) shall be treated for basic water quality prior to infiltration.
5. The use of BMPs containing phosphorous or nitrogen is prohibited.

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 March 31, 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

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Signature: Mona Davis