



# CITY OF BLACK DIAMOND

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## State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS)

**Date of issuance:** January 12, 2022

**Lead agency:** City of Black Diamond Community Development

**Agency Contact:** Mona Davis, [mdavis@blackdiamondwa.gov](mailto:mdavis@blackdiamondwa.gov), 360-851-4528

**Agency File Number(s):** PLN21-0037 SEPA Checklist, PLN21-0038 Wetland Buffer Averaging, PLN21-0028 Site Plan

**Project Name:** Lawson Hills Fire Station

**Description of proposal:** Applicant requests Site Plan approval to construct a new 2-bay fire station near the corner of Lawson Street and Botts Drive in Black Diamond, WA. The proposed fire station building will be approximately 4,900 square feet in size and situated on a 1.11-acre parcel. In association with the new fire station building, proposed site development work includes buffer averaging and enhancement for off-site wetlands, the installation of curbs, gutters, sidewalks, utilities, and landscaping on the project site.

**Location of proposal:** Corner of Lawson Street and Botts Drive; King County Tax Parcel 1321069022; Section 13, Township 21 N, Range 6E WM

**Applicant(s):** CCD Black Diamond Partners LLC / Oakpointe  
3025 – 112<sup>th</sup> Ave NE, Suite 100, Bellevue, WA 98004

The City of Black Diamond (Lead Agency) has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3) and WAC 197-11-355(4), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c).

This determination is based on the comments received during the Notice of Application/SEPA comment period (July 7-21, 2021 & Aug 18-Sept 1, 2021) and the following findings, conclusions, mitigation measures, and permit conditions are required to adequately address potential impacts from this project proposal. All relevant materials related to this file are available to the public by request to the city contact listed above.

**Mitigation Measures:** The following mitigation measures are hereby incorporated into this Mitigated Determination of Non-significance (MDNS). These conditions are in addition to the mitigation required from development regulations and other conditions resulting from other government approvals.

1. Prior to the commencement of any site disturbance activities, an approved National Pollutant Discharge Elimination System Permit (NPDES) General Stormwater Construction Permit issued by the Washington State Department of Ecology covering the proposed scope of work shall be submitted to the City's Master Development Review Team (MDRT).
2. Prior to the commencement of any site disturbing activities, a Spill Prevention Control and Countermeasures Plan (SPCCP) shall be submitted to, and approved by, the City's MDRT.
3. If any site disturbance activities are planned during the City's Winter Work period (October 1 through March 31), a Winterization Plan pursuant to Black Diamond Engineering Design and Construction Standards Section 2.2.05 shall be submitted to, and approved by, the City's MDRT prior to commencing construction.
4. A physical copy of the approved Sensitive Areas Study for this application shall be on-site during all construction activities associated with this proposal.
5. Mitigation performance monitoring reports for the proposed wetland enhancement occurring within the wetland buffer averaging area shall comply with the approved Sensitive Areas Study submitted to the City on September 22, 2021 associated with this application. Monitoring reports shall be submitted to, and approved by, the City's Master Development Review Team (MDRT) annually for a period of five (5) years.
6. Prior to the clearing of wetland buffer averaging reduction areas, the applicant shall demarcate the standard buffer and buffer averaging additions and reductions in the field and call the City's MDRT for inspection and approval.

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

**Date:** \_\_\_\_\_

Appeal Process: You may appeal this determination by submitting the required fees and City appeal form to the Community Development Department, City of Black Diamond, 24301 Roberts Drive, PO Box 599, Black Diamond, WA 98010.

The appeal period for this MDNS will be concurrent with the underlying action, which is the decision for the proposed Site Plan (PLN21-0028). All interested parties may request to receive the Notice of Decision. The appeal period ends January 26, 2022 at 5:00 pm. Please contact the responsible official at [mdavis@blackdiamondwa.gov](mailto:mdavis@blackdiamondwa.gov) to inquire about procedures for SEPA appeals.