



CITY OF BLACK DIAMOND

Physical Address: 24301 Roberts Drive
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Black Diamond, WA 98010

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www.ci.blackdiamond.wa.us

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

Date of issuance: August 25, 2021

Lead agency: City of Black Diamond Community Development

Agency Contact: Mona Davis, mdavis@blackdiamondwa.gov, 360-851-4528

Agency File Number(s): PLN21-0010 SEPA Checklist
PLN21-0009 Site Plan
PUB21-0038 Transportation Concurrency

Description of proposal: Applicant requests Site Plan Approval to construct a 3-story retail/office building of approximately 21,389 SF on an existing building pad for a MultiCare Medical Office use, retail sales space, and other medical and professional service office spaces. Access to the site would be off 3rd Ave (SR 169).

Location of proposal: 30741 3rd Avenue (SR 169); King County Tax Parcel 1121069069; Section 11, Township 21 N, Range 6E WM

Applicant(s): Diamond Square, LLC
30741 3rd Avenue, Black Diamond, WA 98010

Concurrency: The proposed development, as mitigated by this SEPA MDNS, is found to be concurrent consistent with Black Diamond Municipal Code (BMDC) Chapter 11.11

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 comment period (March 3-17, 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. The applicant shall adhere to all applicable codes and standards required by the Black Diamond Municipal Code (BDMC), including but not limited to, compliance 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.
2. A SEPA checklist and new site plan application shall be required for any future development proposals on the subject property.
3. A construction management plan shall be submitted to the City Public Works Department for approval prior to commencement of any work.
4. Under the MPD Development Agreements, the City has an obligation to collect a proportionate share of capacity adding project costs from the non-MPD developments that will benefit from the capacity adding projects. SEPA authorizes the City to collect appropriate fees to mitigate direct impacts arising as a consequence of the proposed project, including a proportionate cost of the capacity adding projects needed to serve the subject development. Therefore, the applicant shall pay a SEPA mitigation fee for transportation impacts as the fair pro rata share in the amount of \$68,282.00. Payment shall be due prior to issuance of the first building permit associated with the Project.

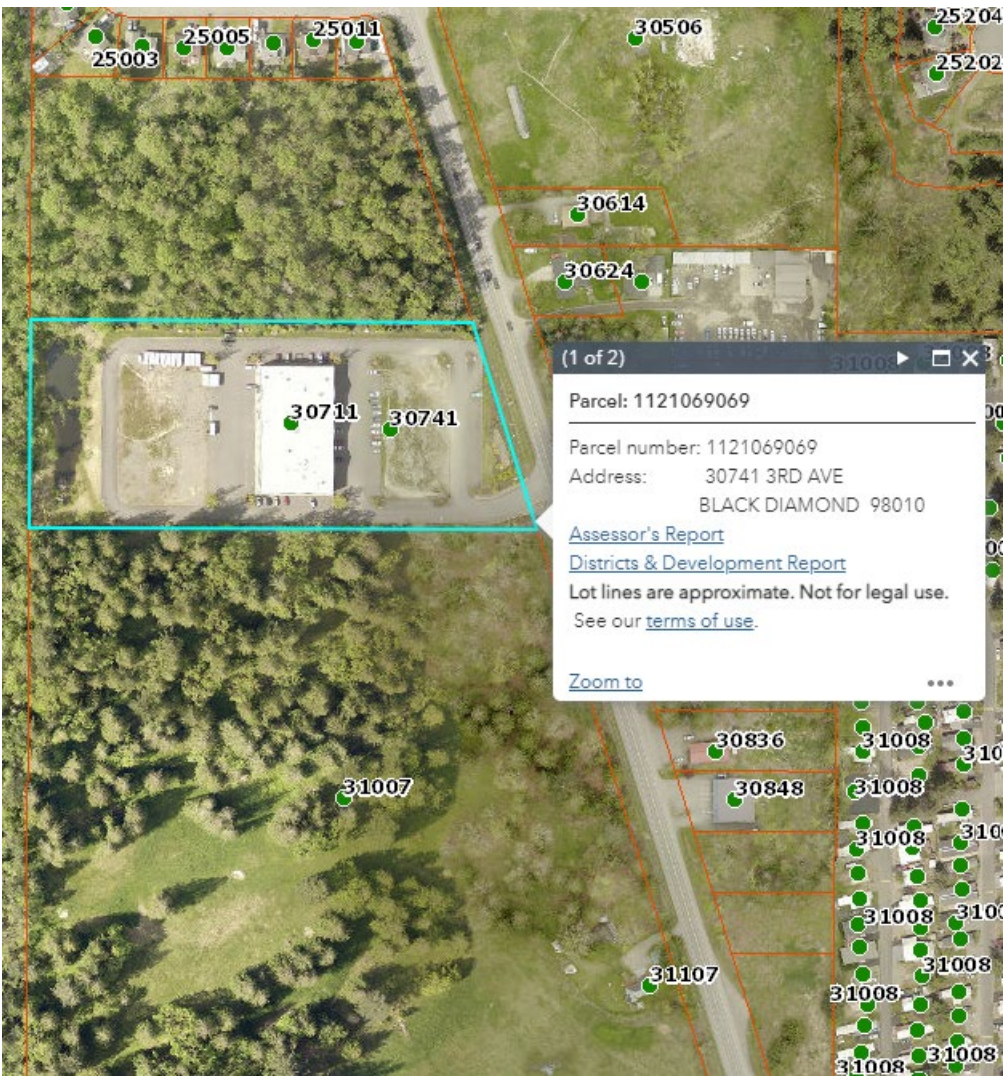
Signature: Mona Davis

Date: 8-25-21

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 Dr, 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 (PLN21-0009). All interested parties may request to receive the Notice of Decision. The appeal period ends September 8, 2021 at 5:00 pm. Please contact the responsible official at mdavis@blackdiamondwa.gov to inquire about procedures for SEPA appeals.

Project Location Map:



Project Area

APR 11/2016-0000
CCD BLACK DIAMOND PARTNERS

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SITE PLAN

1" = 30'

NO. DATE: DESCRIPTION

Jan 12, 2020

SITE PLAN

A-1.1

REGISTERED
ARCHITECT
DAVID SCOTT MEADE
STATE OF WASHINGTON

Diamond Square
NEW BUILDING A

30741 3RD AVE
BLACK DIAMOND, WA 98010

Piper Cole Architects

13236 67th Ave NE
Kirkland, WA 98034
pipercolearchitects@gmail.com 425.753.6452