



CITY OF BLACK DIAMOND

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

Date of Issuance: April 15, 2024

Lead Agency: City of Black Diamond

Agency Contact: Mona Davis, Community Development Director/SEPA Official,
mdavis@blackdiamondwa.gov, (360) 851-4528

Agency File Number(s): PLN24-0010 (SEPA Environmental Review), PLN24-0009 (Prelim Plat Review)

Description of Proposal: This application requests preliminary plat approval to subdivide 3.21 acres in association with the Ten Trails Master Planned Development (MPD) (f/k/a The Villages MPD), Phase 1A, Parcel V12, also referred to as The Village Towns. The site is comprised of four underlying parcels (lots 73, 74, 75, and 76 of the approved Phase 1A Plat), which will be subdivided into 53 single/multi-family dwelling units (37 MF and 16 SF attached) and two commercial lots. There are no sensitive areas or associated buffers on the property.

Location of Proposal: The site is in the NW ¼ of Section 15, Township 21 North, Range 6 East, within the city limits of Black Diamond, WA. The project site is approximately 3.21 acres on unaddressed King County tax parcels 8576000730, 8576000740, 8576000750, and 8576000760, located north of the intersection of SE Fir Street and Madrona Avenue SE.

Applicant/Proponent: CCD Black Diamond Partners LLC / Oakpointe, 3025 112th Ave NE, Suite 100, Bellevue, WA 98004 (425) 898-2100

The City of Black Diamond, acting as Lead Agency, has determined that this proposal will 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). The City of Black Diamond issues this SEPA Determination of Non-Significance (DNS) in consideration of the applicant's SEPA Checklist and supplemental documents/reports that meet the Lead Agency's environmental review needs for the proposal.

Additional information incorporated into this DNS by reference includes the Mitigated Determination of Non-Significance (MDNS) prepared for the Phase 1A Preliminary Plat of the MPD (City File Number PLN11-0002), as this proposal is located within the Phase 1A Plat and the residential and commercial development proposed in this application was contemplated and assessed in association with that environmental review.



Additionally, the FEIS prepared for The Villages MPD (now referred to as the Ten Trails MPD) is incorporated by reference, as that document contemplated and assessed the environmental impacts of the development of the MPD as a whole. All information relating to this proposal is available to the public upon request to the Agency Contact.

Public Comment Period: This DNS is issued under WAC 197-11-340(2) and includes a public comment period. 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 April 29, 2024 to the City of Black Diamond Agency Contact listed above.

Signature: Mona Davis

Date: 4-15-2024

SEPA Appeal Period: There is a 14-day appeal period regarding this agency decision. You may appeal this determination no later than 5:00 pm on April 29, 2024 by completing the proper appeal form and paying the City's appeal fee. You should be prepared to make specific factual objections in your appeal. Contact the Community Development Department at (360) 851-4447 to inquire about the procedures for SEPA appeals.