



CITY OF BLACK DIAMOND

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Black Diamond, WA 98010

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

Date	February 9, 2022
Proponent	CCD Black Diamond Partners LLC / Oakpointe
Proposal	<p>This application proposes to clear trees and vegetation within a portion of the Phase 2 Plat F of the Ten Trails Master Planned Development (MPD) to create a staging and stockpile area to store earth, vegetation, and construction materials needed/created in association with the development of the overall MPD. Grading within the clearing limits will be used to establish construction routes and stockpile areas. The proposed staging and stockpile area comprises approximately 3.63 acres of the overall 15.59 acres of the existing Phase 2 Plat F area on existing King County Parcel 222106-9053. The staging and stockpile area will be a temporary use of the site until the development of the Phase 2 Plat F residential subdivision occurs, as detailed in the MPD Permit, MPD Development Agreement, and Final Environmental Impact Statement (FEIS) for The Villages MPD. The proposed staging and stockpile area will be utilized to store earth, vegetation, and construction materials on a temporary basis.</p>
File Number	PLN21-0073 (SEPA Environmental Review) PUB21-0062 (Construction/Engineering Plan Review)
Location	<p>The site is located within Sections 15 and 22, Township, 21 North, Range 6 East, within the City limits of Black Diamond, WA.</p> <p>The project area is approximately 3.63 acres on a portion of King County Tax Parcel 222106-9053, which comprises 15.59 acres.</p>
Parcel Number	
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. If clearing and grading activities are proposed during the City's winter work period (October 1st – March 31st), 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 Master Development Review Team (MDRT) prior to commencing site development activities.
2. A Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to, and approved by, the City's MDRT prior to commencing site development activities.
3. A Spill Prevention, Control and Countermeasure Plan (SPCC) shall be submitted to, and approved by, the City's MDRT prior to commencing site development activities.
4. A Level 2 Tree Plan pursuant to Black Diamond Municipal Code (BDMC) 19.30 shall be submitted to, and approved by, the City's MDRT prior to commencing site development activities. An approved Forest Practices Approval issued by the Department of Natural Resources shall be required in association with the Level 2 Tree Plan application.
5. Wetland and vegetation monitoring reports, as detailed in the Vegetation Management Plan associated with this application, shall be submitted annually to the City's MDRT for a period of five (5) years.
6. An emergency access path shall be provided within 150 feet of all vegetation stockpiles. The emergency access path shall provide a minimum of 20-foot unobstructed all-weather vehicular access and shall provide for emergency vehicle turn-around.

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 February 24, 2022 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 Mitigated Determination of Non-Significance (MDNS)

SEPA Responsible Official

Mona Davis, Community Development Director/SEPA Official
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Signature: Mona Davis