



CITY OF BLACK DIAMOND

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NOTICE OF DECISION – Rainier View Manufactured Home Park State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS) Site Plan Review Decision

Date of issuance: June 14, 2023

Lead agency: City of Black Diamond Community Development

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

Agency File Number(s): PLN20-0052 SEPA Checklist
PLN20-0006 Site Plan Review
PUB20-0018 Transportation Concurrency

Description of proposal: Applicant requests Site Plan Approval and a SEPA threshold determination to expand the number of single-family manufactured homes for low-income seniors in the Rainier View Mobile Home Park. The site plan proposes the addition of 13 additional units on the residential portion of the property. Main access to the site would be off 3rd Ave (SR 169), with new homes being accessed off First Avenue. The portion of the site being redeveloped is zoned R-4 (Residential 4 units/acre). No development on the Community Commercial (CC) zoned portion of the site fronting SR 169 is being proposed currently.

Location of proposal: 32800 1st Avenue; King County Tax Parcel 084100-0005; SE Section 14, Township 21 N, Range 6E WM

Applicant(s): King County Housing Authority
600 Andover Park West, Seattle WA 98188

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 (7/7/2020-7/22/2020) 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 two 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 the 2019 Stormwater Management Manual for Western Washington (SWMMWW) and the Black Diamond Engineering Design and Construction Standards. A minimum 50% phosphorus removal rate for stormwater from pollution-generating surfaces is required. Low impact development (LID) features must be included in the project per City Code.
2. The applicant shall pay a transportation concurrency fee of \$6,195.00 as a SEPA mitigation measure, prior to issuance of any building permit.

Signature: Mona Davis **Date:** 6-14-2023

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 (PLN20-0006). All interested parties may request to receive the Notice of Decision. The appeal period ends June 28, 2023 at 5:00 pm. Please contact the responsible official at mdavis@blackdiamondwa.gov to inquire about procedures for appeals.