



CITY OF BLACK DIAMOND

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

Date of Issuance: May 3, 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): PLN23-0074 (SEPA Review), PLN24-0073 (Site Plan Review)

Description of Proposal: The applicant is requesting site plan review approval for two commercial uses on a 3.83 acre site: a 7,239 square-foot car wash and a 4,335 square-foot convenience store with fuel service. Site improvements include installation of drive aisles, roadway landscaping, sidewalks, site perimeter landscaping, and connections to existing underground utilities within the MPD. Stormwater generated from the project site will be managed via onsite treatment and infiltration facilities. There are no sensitive areas or associated buffers located on the subject 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 on Lot 261 of the Ten Trails MPD Phase 1B Plat A, Development Parcel V9, just north of Phase 1A. The site is located immediately north of the SE Auburn-Black Diamond Road (aka Roberts Drive) and westerly of Lake Sawyer Road SE on King County tax parcel 8576160030.

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 1B Preliminary Plat of the MPD (City File Number PLN20-0108). Additionally, the FEIS prepared for The Villages MPD (now referred to as the Ten Trails MPD) under file number PLN09-0017 is incorporated by reference, as that document contemplated and assessed the environmental impacts of the development of the MPD as a whole.



This Determination of Non-Significance (DNS) is issued after utilizing the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS. All information relating to this proposal is available to the public upon request to the Agency Contact.

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 May 17, 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.

Signature of Responsible Official: Mona Davis Date: 5-3-2024