



# CITY OF BLACK DIAMOND

---

P.O. Box 599  
24301 Roberts Drive  
Black Diamond, WA 98010

Phone: (360) 851-4500  
Fax: (360) 851-4501  
[www.blackdiamondwa.gov](http://www.blackdiamondwa.gov)

## SUPPLEMENTAL NOTICE OF APPLICATION / SEPA COMMENT PERIOD SITE PLAN REVIEW PLN21-0028 & SEPA PLN21-0037

**Supplemental Notice Date:** August 18, 2021; *Original Notice of Application Date:* July 7, 2021

The City of Black Diamond has received the following application that may be of interest to you. The application and related documents are electronically available for public review upon request of the Master Development Review Team (MDRT) – see Staff Contact section below. Please note that this public notice is supplemental to the Original Notice of Application and contains the same information. Public comments received during the original Notice Period for this application have already been added to the project file.

**Project Name:** Lawson Hills Fire Station Site Plan Review

**Application Date:** January 28, 2021

**Complete Application Date:** June 17, 2021

**Application Number:** PLN21-0028 (Site Plan Review), PLN21-0037 (SEPA Environmental Review)

**Applicant:** CCD Black Diamond Partners LLC

**Project Description:** The applicant is requesting Site Plan Review approval to construct a new 4,932 square foot fire station within the Lawson Hills Master Planned Development (MPD) boundary. Site improvements include relocation of overhead utilities, installation of curbs, gutters, sidewalks, and landscaping, and connections to existing utilities within the Lawson Street right-of-way. The applicant is proposing wetland buffer averaging for the site, consisting of 2,193 square feet of buffer reduction and 3,604 square feet of buffer addition for a net buffer gain of 1,411 square feet (1.6:1 averaging ratio). The application does not propose any direct impacts to wetlands.

**Location:** The proposal is located near the intersection of Lawson Street and Botts Drive on unaddressed King County Parcel number 132106-9022.

**SEPA Environmental Review:** The City has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (MDNS). This determination is based on applicable code requirements specific to this proposal, including the requirement for an approved temporary erosion and sediment control (TESC) plan, an approved stormwater pollution prevention plan (SWPPP), an approved wetland buffer averaging plan, an approved wetland monitoring plan, and an approved National Pollutant Discharge Elimination System (NPDES) General Stormwater Construction Permit through the Department of Ecology. The proposal may include additional mitigation measures under applicable codes, and the project review may incorporate or require mitigation measures regardless of whether an EIS is prepared.

The optional DNS process established in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its environmental impacts. Comments related to this application must be submitted by **5:00pm on September 1, 2021** to the Staff Contact listed below. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

**Environmental Documents:** The City has adopted the Final Environmental Impact Statement (FEIS) prepared for The Lawson Hills Master Planned Development, which this application is a part of. In association with this proposal, the applicant has prepared the following documents: SEPA Environmental Checklist, Preliminary Geotechnical Engineering Report, Storm Drainage Report, and Sensitive Area Study, Buffer Averaging Plan, and Wildlife Analysis.

**Required Permits:** Site Plan Review, Type 2 – Administrative Decision. Site Plan Review approval does not permit construction activities to begin. Subsequent permit applications, including a building permit, clearing and grading permit, and utility permits will be required.

**Estimated Date of Decision:** A threshold determination will be issued following the close of the comment period on September 1, 2021. Review of the Site Plan Review application will extend beyond the issuance of the threshold determination.

**Staff Contacts:** Alex Campbell, AICP – Master Development Review Team (MDRT) Senior Planner City of Black Diamond. Phone: 360-851-4544; Email: [acampbell@blackdiamondwa.gov](mailto:acampbell@blackdiamondwa.gov)

Mona Davis, Community Development Director/SEPA Official, Community Development Department, City of Black Diamond. Phone: 360-851-4447; Email: [mdavis@blackdiamondwa.gov](mailto:mdavis@blackdiamondwa.gov)

**Public Comment:** You are invited to express comments, request a copy of the decision when it becomes available, request a copy of the threshold determination when it becomes available, and be made aware of any appeal rights. Written comments may be submitted during the public comment period, which is 14 days from the date of this notice, to the Master Development Review Team via email ([acampbell@blackdiamondwa.gov](mailto:acampbell@blackdiamondwa.gov)) or regular mail to PO Box 599, Black Diamond, WA 98010. Please note that this public notice is supplemental to the Original Notice of Application and contains the same information. Public comments received during the original Notice Period for this application have already been added to the project file.

**NEW COMMENTS RELATED TO THIS APPLICATION ARE REQUESTED BY  
5:00 P.M. on September 1, 2021.**

