



# CITY OF BLACK DIAMOND

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## City of Black Diamond SEPA Mitigated Determination of Non-Significance (MDNS)

**Application Name:** The Villages Master Planned Development (MPD) Offsite Water Main Extension

**Application File Number:** PLN16-0032

**Primary Contact:** Colin Lund, Director of Development, Oakepointe LLC  
CCD Black Diamond Partners LLC

**Associated Permits:** City of Black Diamond Utility (PUB15-0050) and right-of-way use permits, Washington State Department of Ecology NPDES General Construction permit, Washington State Department of Transportation right-of-way use permit

**Date of Issuance:** September 27, 2016

**Project Location:** The subject property lies within the Sections 11, 14, and 15, Township 21N, Range 6E in the City of Black Diamond, WA. Work will be done entirely within the road right-of-way beginning at the SR-169 Roberts Drive intersection and extending along the road in a westerly direction along Roberts Drive and terminating around the Roberts Drive and Lake Sawyer Road intersection, a distance of approximately 1.3 miles.

**Project Description:** The applicant proposes to construct water mains in the 750 and 850 pressure zones along Roberts Drive that would tie into existing water main locations to provide water services and redundancy to the Villages MPD, as well as the City's overall water. The connection point for the 850 zone main is at the SR-169 and Roberts Drive intersection. The pipe will extend in a westerly direction along Roberts to the future location of Villages Parkway SE (within the Villages MPD). The City's existing water main in the 750 pressure zone will be upgraded along Roberts Drive between Morgan Drive and approximately to the King County library. A new section of pipe in the 750 pressure zone will connect and extend the water main west, along Roberts Drive at approximately Bruckner's Way to the western City limits. Work includes constructing water mains over the Rock Creek Bridge within the bridge deck and also constructing short portions of the main within the Villages MD site in the future location of Villages Parkway SE and Willow Avenue. In total, the proposal is to construct approximately 6,300 linear feet of 12" diameter water main in the 750 zone and about 9,000 linear feet of 16" diameter water main in the 850 zone. The burial depth of the 750 waterline will be about 3 feet and the 850 zone will be buried at a depth of about 5 feet. The construction area for both is along

Robert's Drive within the right-of-way. Various service connections will be made, on the north and south side of the road. The project includes clearing, stripping, trenching and backfill for pipes as well as stripping the bedding off of the Rock Creek Bridge deck to lay pipes on bridge, backfilling with a "Controlled Density Fill (CDF) concrete and resurfacing with new asphalt.

**Environmental Documents:** SEPA Environmental Checklist, received May 6, 2016, The Villages MPD FEIS, dated December 2009, Golder Associates Technical Memorandum regarding abandoned coal mine hazard assessment, dated September 1, 2016, Wetland Resource, Inc. Sensitive Area Report for the Villages-Roberts Drive Water Main, received September 1, 2016, and other information on file with the lead agency for associated permits

**Lead Agency:** City of Black Diamond

The lead agency for this proposal has determined that the project, as conditioned, 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 other information on file with the lead agency. This information is available to the public on request.

**Responsible Official:** Barbara Kincaid, AICP  
City of Black Diamond SEPA Official  
24301 Roberts Drive  
Black Diamond, WA 98010  
Email: mdr@ci.blackdiamond.wa.us

This MDNS is issued under WAC 197-11-350. The comment period is 14 calendar days and ends October 11, 2016. Comments and appeals on this MDNS may be submitted by first class mail or delivered to the responsible official at the above lead agency address.

**Appeals Notice:** Any notice of appeals must be filed in writing, with the required fee and received no later than 5:00 p.m. on October 18, 2016 at the Black Diamond City Hall Office at 24301 Roberts Drive, Black Diamond, WA 98010. You must make specific factual objections, identifying error or harm suffered, or identify anticipated relief sought and raise specific issues in the statement of appeal. Contact the Community Development Department to ask about procedures for SEPA appeal.

**Mitigation Measures:** The required mitigation measures listed below re imposed as conditions of development in response to the City's review of this information.

1. Secure all state and local approvals as required.
2. Provide a Temporary Erosion and Sediment Control (TESC) and Stormwater Pollution Prevention Plans (SWPPP) in association with the development permit application and apply best management practices (BMPs) as approved by the City prior to commencement of work.
3. Upgrade the Temporary Erosion and Sediment (TESC) measures shown on the PUB15-0050 Plan Sheets shall as required to comply with the approved NPDES and SWPPP.
4. Prior to commencement of work, BMPs shall be in place to protect streams and wetlands in the

vicinity of the project.

5. All work shall comply with Black Diamond Municipal Code (BDMC) 19.10, Sensitive Areas.
6. All work shall comply with BDMC 15.28, Clearing and Grading.
7. Clearing, grading, trenching, excavation activities shall be limited to the minimum necessary to install waterlines.
8. Mark clearing limits before conducting any land-clearing or soil-disturbing activities to minimize the amount of native vegetation that is removed.
9. Time construction activities during dry weather to minimize stormwater runoff into nearby streams and wetlands.
10. Retention and replanting of native vegetation shall occur wherever possible along the right of way improvement.
11. Restore and stabilize each disturbed area of site immediately after construction by hydro-seeding shoulder and grass lined ditches. The use of phosphorous or nitrogen containing products is prohibited.
12. Comply with Black Diamond code requirements for construction standards in coal mine hazard areas Section 19.10.430(E)(2)(b).
13. Any imported soil used for back fill will be sampled, and approved by geotechnical engineer.
14. Use BMPs to control emissions resulting from construction activities including minimizing vehicle and equipment idling.
15. Control dust and other particulates by using vacuum debris street sweeper, no flushing of streets is allowed.
16. Adhere to state regulations for safe handling and spill prevention of all hazardous materials.
17. Maintain One lane traffic at all times unless approved otherwise by the City Public Works Director or Designated Official.
18. Coordinate with fire department, police department, and other public service providers including Enumclaw School District with advance notice of construction to allow for coordination and to minimize the effects of lane closures on response and travel times.
19. Provide a Traffic Control Plan in association with the development permit to manage vehicle stoppages from construction activities.

20. Collect and properly dispose of all water from flushing or disinfecting of water mains to avoid causing environmental damage to nearby waterways, wetlands, or buffers.
21. Seal the perimeter and ends around the Rock Creek Bridge deck prior to pouring or pumping CDF backfill to ensure all slurry remains on the bridge deck.
22. Locate all construction staging areas outside of sensitive area buffers.
23. Establish root zone protection areas to avoid damaging significant trees adjacent to the construction boundary.

