



CITY OF BLACK DIAMOND

24301 Roberts Drive ~ PO Box 599
Black Diamond, WA 98010

Phone: (360) 886-2560
Fax: (360) 886-2592

DETERMINATION OF SIGNIFICANCE AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT

Description of current proposal: Development Agreement for the approved "Lawson Hills" Master Planned Development

Proponent: BD Lawson Partners, LP and the City of Black Diamond

Location of current proposal: The "Lawson Hills" MPD consists of two subareas, the Main Property and the North Triangle. The "Main Property" is situated primarily southeast of Lawson St. in the vicinity of Botts Dr. The "North Triangle" is located on the west side of SR 169, approximately one mile north of the SR 169/Roberts Road intersection, at the northern city limits of Black Diamond.

Lead agency: City of Black Diamond

EIS Required. Pursuant to WAC 197-11-315(1)(b) and -360(1) and (2), the lead agency has determined, and the proponent agrees, that this proposal is likely to have a significant adverse impact on the environment, and that therefore an environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c). To fulfill this requirement, an existing Final EIS is being adopted (see below).

Title of document being adopted: Lawson Hills Master Planned Development Final Environmental Impact Statement (FEIS)

Agency that prepared document being adopted: City of Black Diamond

Date adopted document was prepared: December 11, 2009

Description of document (or portion) being adopted: FEIS for a 371 acre mixed use development including 1,250 dwelling units; 390,000 sq. ft. of retail, office and light industrial uses; and educational, recreational and open space uses.

If the document being adopted has been challenged (WAC 197-11-630), please describe:

The FEIS is the subject of a pending appeal in two matters:

- (1) Toward Responsible Development, et al., v. City of Black Diamond, King County Superior Court Cause No. 10-2-35957-5 KNT; and
- (2) Toward Responsible Development et al. v. City of Black Diamond, CPSGMHB No. 10-3-0014.

The document is available to be read at (place/time): City of Black Diamond Community Development Department, 24301 Roberts Drive, Black Diamond, M-F, 8:30 AM – 5:00 PM; also available on the City's website www.ci.blackdiamond.wa.us

The lead agency has identified and adopted this document as being appropriate for this proposal pursuant to WAC 197-11-600(3) (agency acting on the same proposal shall use an environmental document unchanged). In addition, after independent review pursuant to WAC 197-11-630(1), the lead agency has concluded that the document meets its environmental review needs for the current proposal and will accompany the proposal to the decision maker.

Administrative appeal: Pursuant to WAC 197-11-680(3), there is no agency appeal of either the Determination of Significance or the adoption of an existing environmental document.

Name of agency issuing Determination of Significance and adopting document: City of Black Diamond

Responsible official: Steve Pilcher, AICP

Position/title: Community Development Director **Phone:** 360-886-2560

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

Date

6/3/11

Signature