



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 "The Villages" Master Planned Development

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

Location of current proposal: "The Villages" MPD consists of two subareas, the Main Property and the North Property. The "Main Property" is located both north and south of Auburn-Black Diamond Road in the vicinity of Lake Sawyer Road. The "North Property" is located to the west of SR 169, approximately two miles north of the Main Property and north of SE 312th Street (if extended). The North Property is south of and adjacent to the "North Triangle" property that is part of the approved Lawson Hills MPD.

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: The Villages 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 1,196 acre mixed use development including 4,800 dwelling units; 775,000 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