



CITY OF BLACK DIAMOND

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NOTICE OF SEPA Mitigated Determination of Non-Significance (MDNS)

Notice Released: February 6, 2018

The City of Black Diamond has issued a SEPA determination for this project that may be of interest to you. The application and any related documents are available for public review during normal business hours at the Community Development Department at the address above. There will be a 14-day comment period following this notice. The City will not act on this proposal until after 14 days from the date of this notice.

Project Name: Spartan Self Storage

Application Date: July 27, 2018

Complete Application Date: August 24, 2017

SEPA Application Number: PLN17-0051

Conditional Use Permit Application Number: PLN17-0052

Name of Applicant: Spartan Investment Group; 1752 NW Market Street #933
Seattle, WA 98107

Property Owner: Sallie Androsko; 1352 Maple Road Enumclaw, WA 98022

Project Description: Construct a self-storage complex in two phases consisting of 5 one story self-storage buildings and one two story building for storage and commercial retail use for a total of approximately 126,000 gross square feet building area on two parcels totaling approximately 5.67 of land area. Phase one of the project would result in approximately 66,000 gross square feet and phase two would result in a combined 126,000 square feet. Project components include 1,800 square feet of retail space, eight parking stalls, outdoor RV parking storage, access driveways, stormwater retention and discharge facilities, pedestrian improvements, and the construction of a 14,028-square foot wetland creation area to replace and mitigate for 9,352 square feet of direct wetland impacts.

Location: 30418 Maple Valley-Black Diamond Rd SE, NS-11-21-6

Parcel Numbers: 1121069089 & 1121069088

Environmental Documents: SEPA Checklist and Review, PLN17-0051

The City of Black Diamond, as lead agency, has determined that this project does not have a probable significant adverse impact on the environment and has issued a Determination of Mitigated Non-Significance (MDNS). This decision was made after review of a completed environmental checklist and other information on file with the lead agency, available to the public on request. The MDNS is available on the City's website at: http://www.ci.blackdiamond.wa.us/public_notices.html

Other Permits: Conditional Use Permit including Site Plan Review and Design Review. Level II Tree Permit. Building Permit to be applied for upon land use approval

Staff Contact: Colin Poff, Community Development Department, City of Black Diamond, 360-886-5700 ext. 5730, cpoff@blackdiamondwa.gov

You are invited to express comments, request a copy of the decision 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 Community Development Department, located at 24301 Roberts Drive (in person) or mailed to PO Box 599, Black Diamond, WA 98010, or e-mailed to SEPA@ci.blackdiamond.wa.us.

COMMENTS RELATED TO THIS APPLICATION AND SEPA MDNS ARE REQUESTED BY: 5:00 P.M, February 20, 2018.