



CITY OF BLACK DIAMOND

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

Community Development
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www.ci.blackdiamond.wa.us

SEPA Determination of Nonsignificance (DNS) and Adoption of Existing Environmental Document

Date June 24, 2019

Proponent Mike Chaffeur, The Villages at Ten Trails, LLC

Proposal The City of Black Diamond Community Development Department has received a Type 1 Land Use application for Site Plan Approval to construct a multi-family development on 7.27-acres containing 176 units, a 4,710 square foot amenity building, and associated carports, garages and uncovered parking spaces within the Villages (aka Ten Trails) Master Planned Development.

File No. PLN19-0040 (SEPA Checklist)
PLN19-0013 (Site Plan Review Application)

Location Approximately 1.3 miles west of the intersection of Roberts Drive and State Route 169, south of Southeast Auburn-Black Diamond Road; Lots 370 and 371 of Ten Trails, PP1A Divisions 3-5 and 8, as per plat recorded in Volume 286 of Plats, Pages 20-39, under Recording No. 2018120500064, records of King County Washington.

Parcel 8576044000

Lead Agency City of Black Diamond, Community Development

Adopted Document Information SEPA MDNS for Phase 1A of the Preliminary Plat Application for the Villages Master Planned Development (aka Ten Trails), City of Black Diamond, PLN11-0002, August 31, 2012. This document is available for review at the City of Black Diamond Community Development Department during business hours.

Environmental Determination The Lead Agency has identified and adopted this document as being appropriate for this proposal after independent review. The document meets the Lead Agency's environmental review needs for the current proposal and will accompany the underlying Land Use Proposal.

The lead agency for this proposal has determined that it 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.

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This DNS is specifically conditioned on compliance with the applicable regulations set forth in the Black Diamond Municipal Code and the City of Black Diamond Hearing Examiner's Findings of Fact, Conclusions of Law and Decision for the Villages Preliminary Plat 1A, PLN11-0001, December 10, 2012.

All information relating to this proposal is available to the public upon request.

Public Comment and Appeal Process This DNS is issued under WAC 197-11-340. The Lead Agency will not act on this proposal for 14 days from the date of this decision. Written comments must be submitted no later than 5:00pm on July 9, 2019 to the City of Black Diamond Community Development Department, 24301 Roberts Drive, Black Diamond, WA 98010.

There is a 14-day appeal period on this agency decision. You may appeal this determination no later than 5:00 p.m., July 9, 2019 by completing the proper appeal form and paying an appeal fee. You should be prepared to make specific factual objections. Contact the Community Development Department at (360) 851-4447 to ask about the procedures for SEPA appeals.

SEPA Responsible Official Barbara Kincaid, AICP
Community Development Director
City of Black Diamond
24301 Roberts Drive, Black Diamond, WA 98010

Signature: 

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