



CITY OF BLACK DIAMOND

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

Phone: (360) 886-2560
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REVISED **DETERMINATION OF SIGNIFICANCE AND REQUEST FOR COMMENTS ON SCOPE OF EIS**

Description of proposal: The City of Black Diamond is issuing a *Revised Determination of Significance*, to account for a potential increase in the total number of dwelling units under consideration for The Villages Master Planned Development (MPD) area. The Villages MPD includes approx. 1200 acres southwest of the town center, and is proposed for mixed use development to include residential, retail, commercial, office, educational, recreational, and open space. The MPD may include up to 4,800 dwelling units and 775,000 square feet of employment (commercial, office and other uses). The original Determination of Significance envisioned up to 4,400 dwelling units.

Proponent: YarrowBay Group, 825 Fifth Avenue, Suite 202, Kirkland, WA 98033

Location of proposal: City of Black Diamond, WA

Lead agency: City of Black Diamond, WA

EIS Required. The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and is being prepared.

The lead agency has identified the following areas for discussion in the EIS: Earth, Air Quality, Water Resources, Wetlands, Plants and Animals, Energy/Climate Change, Environmental Health, Noise, Land Use/Plans and Policies, Population/Employment and Housing, Aesthetics/Light and Glare, Historic and Cultural Resources, Transportation, Public Services and Utilities, including Economic and Fiscal Analysis. (these are the same areas identified in the initial scoping notice)

Scoping. Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving your comments is: Comments from this revision should be sent to the City SEPA Official at the address below. The comment period will close at 5:00 p.m. on November 10, 2008.

Responsible official: Gwendolyn Voelpel

Position/title: City Administrator

Phone: (360) 886-2592

Address: City of Black Diamond
24301 Roberts Drive
Black Diamond, WA 98010

Date: 10-17-08 Signature 