

**CITY OF BLACK DIAMOND  
REVISED  
SEPA Mitigated Determination of Non-Significance (MDNS)**

**File Number:** PLN17-0051

**Name of proposal:** Spartan Self Storage

**Proponent:** Spartan Investment Group, LLC

**Date of Issuance :** December 4, 2019

**Location of proposal:** Maple Valley-Black Diamond Road SE, Black Diamond, WA, Tax Parcel Numbers 112106-9088, located in the NW ¼ Section 11, Township 21N, Range 6E.

On February 6, 2018, the City of Black Diamond issued a Mitigated Determination of Nonsignificance (MDNS) for the Spartan Self Storage proposal. The comment period for the MDNS ended at 5:00 pm on February 20, 2018. On August 13, 2019, the project proponent submitted a revised SEPA checklist with an application for a minor amendment to the approved site plan (PLN17-0052). Upon review and pursuant to WAC 197-11-340(2)(f), the Responsible Official is issuing this revised MDNS for the Spartan Self Storage proposal.

**February 6, 2018 project proposal:** Construct a self-storage complex in two phases consisting of five one story self-storage buildings and one two story building for storage and commercial retail use for a total of 6 buildings and 126,000 gross square feet building area on approximately 5.67-acres of vacant land. Project components include 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.

**August 13, 2019 project proposal:** Construct a self-storage complex in two phases consisting of a one-story building for storage and commercial/retail use, one two story building for self-storage, and three single story buildings for self-storage for a total of 5 buildings and approximately 110,438 gross square feet of building area on approximately 5.67-acres of vacant land. All project components remain the same as in the February 6, 2018 proposal except that the underground stormwater vault would be replaced by an above ground stormwater detention pond.

**Lead agency:** City of Black Diamond

**Responsible Official:** Barbara Kincaid, AICP

**Position/Title:** Community Development Director / SEPA Official

The lead agency for this proposal has determined that the proposed minor amendments to the site plan and revised SEPA checklist do not have probable significant adverse impacts 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 the environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued under WAC 197-11-350. The comment period is 14 calendar days and ends December 18, 2019. Comments on this MDNS may be submitted to the City of Black Diamond Community Development Department, Attn: Barbara Kincaid, 24301 Roberts Dr, Black Diamond, WA 98010.

You may appeal this determination no later than 5pm, December 18, 2019, by filing a writing appeal with the City of Black Diamond Community Development Department at 24301 Roberts Dr, Black Diamond, WA 98010. You should be prepared to make specific factual objections based upon the action being considered and the SEPA checklist completed in association with this project. Contact Barbara Kincaid at 360.851.4447 to ask about the procedures for appeals.

**Mitigation Measures:** The following mitigation measures are hereby incorporated into this determination of non-significance. These conditions are in addition to the mitigation required from development regulations and other conditions resulting from other government approvals:

1. Comply with all terms and conditions of your Nationwide Permit and the July 29, 2019 authorization letter from the USACE.
2. Implement an erosion and sedimentation control plan designed to implement all applicable BMPs as approved by the City's Certified Erosion & Sediment Control Lead (CESCL).
3. Conduct site preparation and grading during summer and early fall months.
4. Establish quarry spill construction entrances.
5. Install siltation control fencing, anchored straw or coir wattles to decrease runoff velocity.
6. Revegetate all exposed or disturbed soils with a minimum 3-inch thickness of straw and do not leave exposed soils without cover for more than 1 day during wet weather and one week in dry weather.
7. Install landscape plantings according to approved Tree Plan and Wetland Mitigation Plan immediately after completing each construction phase.
8. Use onsite CESCL personnel to monitor effectiveness, report and correct any deficiencies in implementing erosion and sediment control BMPs.
9. Follow recommendations from the Geotechnical Engineering Report prepared by the Riley Group, prepared May 3, 2017 for use of fill and compaction levels for building construction.
10. Submit a soil profile prior to construction activities in compliance with the 2012/2015 International Building Code (IBC) requirements.
11. Comply with all applicable OSHA or WISHA guidelines.
12. Maintain construction equipment in proper working order and turn off when not in use.
13. Provide a Final Drainage Report to incorporate the following in final stormwater management design prior to issuing grading permit:
  - Stormwater Site Plans
  - Stormwater Pollution Prevention (SWWP)

- Source Control of Pollution
- Total Maximum Daily Loads (TDML) of phosphorous and other requirements of the 303d listing for Lake Sawyer. The Lake Sawyer Basin has been determined to be sensitive to phosphorus input and therefore the stormwater treatment must be at a 50% removal requirement or higher according to the City's stormwater manual
- Preservation of natural drainage system and outfalls
- Downstream analysis for both discharge points
- Demonstration of LID performance standards for proposed raingardens
- Analysis and sizing calculations to ensure stormwater discharge rates and proposed design/methodologies are appropriate

14. Provide assurances for ongoing maintenance and operations of stormwater management facilities.

15. Submit a lighting plan at time of building permit for City approval that directs all lighting away from wetlands, buffers and residential homes.

16. Do not use pesticides or herbicides shall not be used within 150 feet of wetlands or streams.

18. Provide a vegetation management plan for all onsite plantings.

19. Construct split rail fencing and install signage to educate and limit access to wetland and buffer areas.

20. Provide proof of traffic concurrency and pay concurrency fee prior to receiving building permits.