King County
Department of Permitting
and Environmental Review
35030 SE Douglas St., Suite 210
Snoqualmie, WA 98065-9266
206-296-6600 or TTY Relay: 711

Notice of Application and SEPA Notice
Optional DNS/MDNS Process

File No.: GRDE13-0135 –Infiltration Test Facility & Development Agreement, Reserve at Woodlands

Date Application Filed: November 13, 2013
Date Determined Complete: November 14, 2013

Applicant: BD Village Partners, LP
10220 NE Points Dr, Suite 310
Kirkland WA 98032
425-898-2100

DPER Staff: Jon Pederson, Site Development Specialist
Phone No.: 206-477-0330
e-mail: jon.pederson@kingcounty.gov

DPER SEPA Staff: Kim Claussen, PPM III
Phone No.: 206-477-0329
e-mail: Kimberly.claussen@kingcounty.gov

Project Location: The Infiltration Test Facility is located east of 218th Ave SE and south of SE Auburn-Black Diamond Road and Horseshoe Lake, Parcel #212106-9057
Postal City: Auburn
Project Description: Two elements: *1) Clearing & Grading Permit* -The proposal is to construct a 0.66 acre (approx.) infiltration test facility. The facility may receive and infiltrate flood waters from Horseshoe Lake on an annual basis and test modeled infiltration rates for a potential future regional stormwater facility. Total site disturbance including the infiltration area and necessary stock-pile areas is 1.52 acres (approx); and
2) A non-project proposal for a *Development Agreement* between King County and BD Village Partners, LP, relating to a 77 lot subdivision adjacent to the city of Black Diamond, a regional stormwater facility, transfer to King County of open space lands, and regional trail easement.

Permits requested in this application: Clearing & Grading permit GRDE13-0135. Also, the King County Council is considering the Development Agreement between King County and BD Village Partners, LP.

Environmental review is required and relevant environmental documents are available at the address below

Development regulations to be used for project mitigation, known at this time: King County Code (KCC) 16.82; KCC 21A; King County Surface Water Design Manual; King County Critical Areas code (21A.24)

Consistency with applicable County plans and regulations: This proposal will be reviewed for consistency with the Comprehensive Plan and King County Code.

Other permits not included in this application, known at this time: Drainage adjustment(s) may be required to direct stormwater to the Test Infiltration site. Additional permits and environmental review will be required for the stormwater conveyance system, regional stormwater facility, rural clustered subdivision, and regional trail development, considered in the Development Agreement.

The Department of Permitting and Environmental Review (DPER) will issue an Environmental Threshold Determination pursuant to the State Environmental Policy Act (SEPA) on this application following a **21-day public comment period which ends on December 13, 2013.** The responsible official has a reasonable basis for expecting to issue a SEPA Determination of Non-Significance (DNS) on this project. As such, the optional DNS/MDNS notice process is being used pursuant to WAC 197-11-355. The project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.
This may be the only opportunity to comment on the environmental impacts of the proposal. Written comments on this application must be submitted to DDES at the address below by the end of the comment period.

Any person wishing additional information on this proposed project can call or e-mail the DPER Staff listed above. You may review the application and any environmental documents or studies in our Snoqualmie office. NOTE: To request this information in alternative formats for people with disabilities please call 206-296-6600 or TTY Relay: 711.

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Date of Mailing: November 19, 2013
If you wish to receive a copy of the SEPA Threshold Determination on this application, complete and return this portion of the notice to DPER at the address listed above.

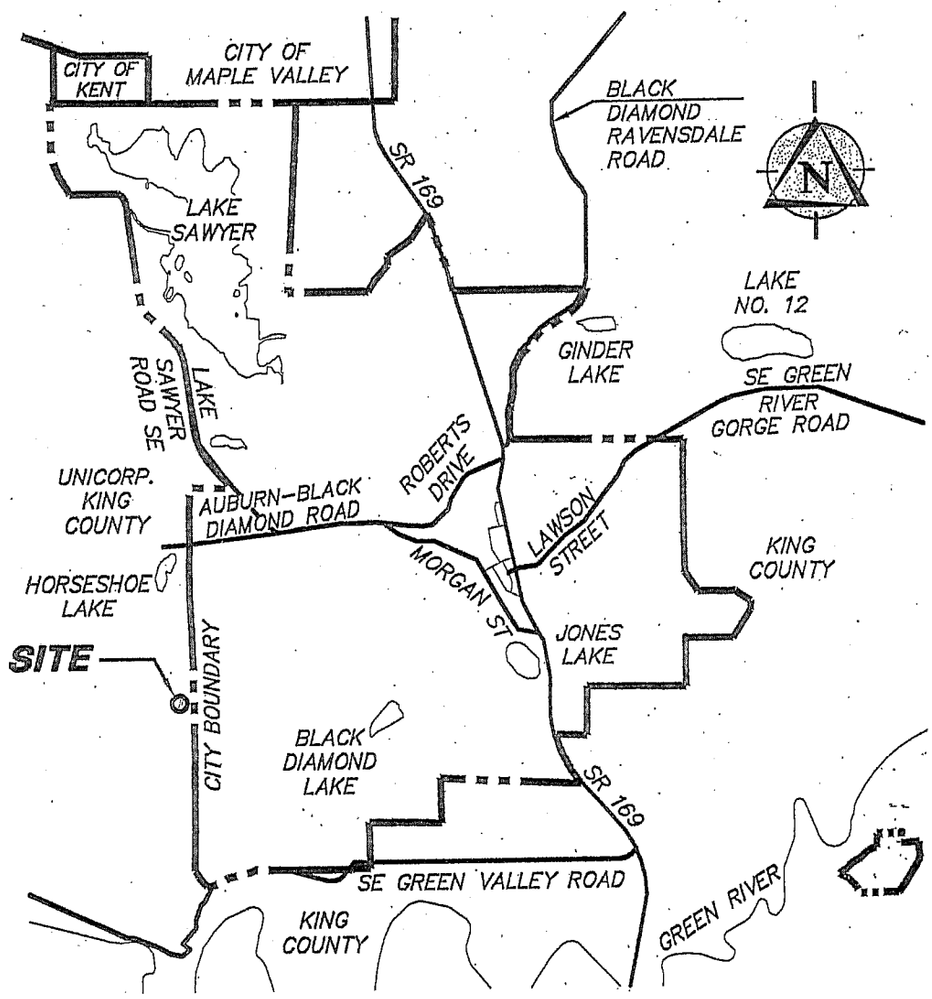
File No: GRDE13-0135

Name:_____

Address:_____
Telephone No.: _____

King County has received an application to develop property at the address listed above. You are receiving this notice because our records indicate that you own property within approximately 500 feet of the proposal.

Vicinity Map



~~WETLAND EXHIBIT~~

IN VICINITY OF THE RESERVE AT WOODLANDS INITIAL INFILTRATION FACILITY

THE RESERVE AT WOODLANDS

KING COUNTY, WASHINGTON

TRIAD ASSOCIATES

GRDE13-0135