



King County
Permitting Division
Department of Local Services
900 Grady Way Suite 300
Renton, WA 98057
206-296-6600 TTY Relay: 711
www.kingcounty.gov/permits

**Notice of Application
and SEPA Notice
Optional DNS
Process**
(Type 2)

Project Name: Reserve at Woodland Regional Stormwater Facility **File No.:** GRDE24-0106

Applicant: Justin Wortman
3025 112th Avenue NE Suite 100
Bellevue, WA 98004

DLS Project Manager: Scott Reynolds
Phone No.: 206-477-8126
E-Mail: sreynolds@kingcounty.gov

Date Application Filed: December 24, 2024 **Date Determined Complete:** October 16, 2025
Date of Mailing: November 7, 2025

Project Location: Parcel ID# 2121069059, 2121069060, 2121069062, 2121069063, 2121069054, 2121069055

Project Description: A grading permit for the phased construction of a regional stormwater facility that will provide water quality treatment and infiltration for stormwater from the planned Reserve at Woodlands rural clustered subdivision in King County and portions of the Ten Trails Master Planned Development, which is located within the City of Black Diamond. The facility will also allow for the periodic infiltration of pumped flood waters from Horseshoe Lake. SEPA is required due to land disturbing activity.

Permit requested in this application: SEPA and Clearing and Grading.

Environmental review is required and relevant environmental documents are available on-line at
www.kingcounty.gov/permits, or at the above address.

Consistency with applicable County plans and regulations: This proposal will be reviewed for compliance with all applicable King County codes including Roads Standards, Surface Water Design Manual, Zoning, Grading and Critical Areas Codes.

You are receiving this notice because King County property records indicate that you own property within 500 feet of the proposed project described above.

The Department of Local Services, Permitting Division (DLS-Permitting) will issue a written decision on this application following a **21-day public comment** period which ends November 28 2025. Written comments on this application must be submitted to DLS-Permitting at the address above. A public hearing is not required for this application prior to the DLS-Permitting decision. However, the decision may be appealed to the King County Hearing Examiner, who would conduct an appeal hearing prior to making a decision on the appeal. Details of the appeal process will be included in the notice of decision.

This may be the only opportunity to comment on the environmental impacts of the proposal. 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 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.

Any person wishing additional information on this proposed project should contact the Project Manager at the phone number or e-mail listed above. You may review the application and any environmental documents or studies in our Snoqualmie office, or at www.kingcounty.gov/permits/.

NOTE: To request this information in alternative formats for people with disabilities, please call 206-296-6600 or TTY Relay: 711.

If you wish to receive a copy of the decision on this application, complete and return the portion below to the Department of Local Services, Permitting Division at the address listed above.

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Please send me notification of any official notices concerning this application. **(Please print)**

File No.: GRDE24-0106

Name: _____ Telephone: _____

Email: _____

Address (optional): _____

Notifications will be sent via Email unless otherwise requested