



King County

Department of Permitting and Environmental Review
35030 SE Douglas St., Ste. 210
Snoqualmie, WA 98065-9266
206-296-6600 TTY Relay: 711
www.kingcounty.gov

Notice of Decision

SEPA THRESHOLD DETERMINATION Optional DNS/MDNS Process & COMMERCIAL SITE DEVELOPMENT PERMIT

Type 1

File No.:	CMST14-0001
Project Name:	Maple Valley Industries, LLC
SEPA Threshold Determination:	Mitigated Determination of Non-Significance (MDNS)
Department Decision:	Approve Commercial Site Development Permit (CSDP) subject to conditions and corrections contained in the permit issued April 21, 2017.
Applicant:	Mark Cramer, Maple Valley Industries, LLC 1420 NW Gilman BLVD #2137 Issaquah, WA 98027
Permit Project Manager:	Nancy Hopkins Goree, Senior Planner/Project Manager (206) 477-0331 nancy.hopkins@kingcounty.gov
Project Location:	19835 SE 248 th Street Maple Valley WA 98038 (Parcel # 202206-9011)
Project Description:	Prepare site for future, phased construction of two (2) approximate 20,000 square-foot industrial warehouse buildings for land uses permitted in the Industrial zone. Construction under this permit includes phased site clearing and grading; lighting, drainage & utilities; on-site parking lot and drive aisles; internal walkways; two building pads A & B; landscaping; and off site roadway improvements.
Permit(s) Requested:	Commercial Site Development Permit.
Other permits not included in this application known at this time: COMM15-0012 EMSC14-0015, & VARR16-0024.	

King County has made a decision on an application for a development proposal on property at the address listed above. You are receiving notice of this decision because our records indicate that you own property within approximately 500 feet or because you requested to receive notice of the decision.

Comment/Appeal Procedure:

This Mitigated Determination of Non-significance (MDNS) is issued under the optional DNS/MDNS process of Washington Administrative Code (WAC) 197-11-355. The Department of Permitting and Environmental Review (DPER) has determined with mitigations hereto, existing King County regulations and codes are sufficient to address impacts associated with this development. Therefore, an Environmental Impact Statement (EIS) is not required. There is no additional comment period for this proposal. The issuance of this MDNS does NOT constitute approval of the subject Commercial Site Development or Building permit(s)

The Department of Permitting and Environmental Review (DPER) approved the commercial site development permit referenced above on April 21, 2017. A commercial site development permit is a non-appealable administrative decision made by the Director or its designee. The application is for a Type 1 permit. Under KCC 20.44.120 there is no administrative appeal to the King County Hearing Examiner. Any appeals to this project must be submitted to Superior Court.

Date of Mailing: April 21, 2017

If you have any questions regarding this threshold determination or the permit, please contact the Project Manager at the phone number or e-mail listed above.

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