

1 January 13, 1997
2 Ord97.1.3d

Introduced by Jane Hague
Proposed No. 96-325

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7 ORDINANCE NO. **12617**
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9 AN ORDINANCE concurring with the recommendation of
10 the Hearing Examiner to approve, subject to
11 conditions (modified), the Fully Contained Community
12 Permit application of The Quadrant Corporation,
13 designated Department of Development and
14 Environmental Services File No. L96FC001 and
15 authorizing execution of a Development Agreement
16 consistent therewith.

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18 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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20 SECTION 1. This ordinance does hereby adopt and
21 incorporate herein as its findings and conclusions the findings
22 and conclusions contained in the report and recommendation of
23 the hearing examiner dated June 28, 1996, as modified by the
24 August 14, 1996, supplemental report and recommendation, which
25 were filed with the clerk of the council on September 19, 1996,
26 to approve, subject to conditions (modified), the fully
27 contained community permit application of The Quadrant
28 Corporation, designated department of development and
29 environmental services file no. L96FC001, and the council does
30 hereby adopt as its action the recommendations contained in
31 said report and supplement.

32 SECTION 2. Except as modified herein, the terms and
33 conditions contained in the fully contained community permit
34 attached to the report of the hearing examiner dated June 28,
35 1996, as modified by the August 14, 1996, supplemental report,
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1 are hereby adopted and incorporated by reference herein. The
2 first two paragraphs of the groundwater monitoring plan located
3 at FCC/UPD permit section 2.2.2.0(3) are amended as follows:

4 3. A monitoring plan shall be conducted as outlined in
5 section X of the MPD with the following changes:

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7 The groundwater hydrology levels monitoring duration
8 shall be: Begin baseline with installation and collect
9 for two years (continuous at BC-2, MC-1, ECW-1C; and
10 bi-monthly at others). Record again at 25% and 50%
11 buildout of Division 1. Begin again at 75% buildout of
12 Division 1 and continue for 8 years following 75% UPD
13 buildout. Three wells remain to be drilled in ECW-3,
14 MC-2 and east of the development on the applicant's
15 property. The exact location of the wells shall be
16 approved by King County.

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18 Two groundwater hydrology levels threshold exceedance
19 criteria are established: 1) A decline in the
20 seasonally adjusted average of the levels of ~~all nine~~
21 wells ~~on-site~~ OBW-1 through 8 more than 3 feet below
22 baseline levels for two consecutive years which decline
23 cannot be explained by variations in rainfall or the
24 pumping of off-site wells in amounts greater than those
25 in effect during baseline data collection; and 2) a
26 decline in the seasonally adjusted average of the

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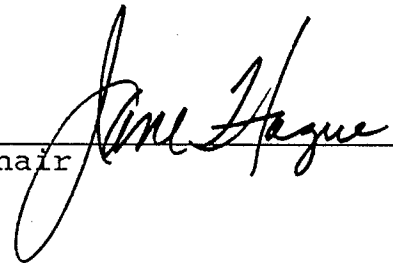
levels of wells OBW-5 through 8 of more than 11 feet below the baseline levels for two consecutive years which decline cannot be explained by variations in rainfall or pumping of off-site wells in amounts greater than those in effect during baseline data collection.

SECTION 3. The King County executive is hereby authorized to execute an agreement with The Quadrant Corporation which permits construction of the Northridge project in accordance with the terms and conditions of the fully contained community permit adopted in Section 2, above.

INTRODUCED AND READ for the first time this 12th day of April, 1996.

PASSED by a vote of 9-2 this 24th day of January, 1997.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Chair 

ATTEST:

Gerald G. Peterson
Clerk of the Council