



King County

**Department of Local Services – Permitting Division
State Environmental Policy Act (SEPA)**

**Determination of Non-Significance
For Shepard
(File No. PLAT21-0003)**

Date of Issuance: June 23, 2022

Project: Subdivision approximately 2.5 acres, zoned R-6 (urban, 6 units per acre) into 21 lots for single-family dwellings and tract for drainage/recreation. Lots average approximately 3,500 square feet in size. The applicant is also utilizing Transfer of Development Rights (TDR) per King County Code 21A.37 to obtain 6 of the proposed lots.

Location: Site is located at 18204 136th Ave SE Renton
Parcel No. 342305-9110

Related County Permits: Preliminary Plat PLAT21-0003
VARR21-0001 (road variance), VARD21-0015 (drainage adjustment)

Permitting Div. Contact: Kim Claussen, PPM III
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email - kimberly.claussen@kingcounty.gov

Proponent: Harbour Homes LLC attn. Jamie Waltier & Jordan Todhunter
18329 98th Ave NE
Bothell WA 98011
206-315-8130

Engineer: DR Strong Consulting Engineers
620 7th Avenue
Kirkland WA 98033
425-827-3063

Zoning: R-6
Community Service Area: West King County
Community Plan: Soos Creek
Drainage Subbasin: Lower Cedar River & Soos Creek
Section/Township/Range: 34-23-05

Notes:

- A. This finding is based on review of the project site plan received 9/27/2022 (revision), road variance (VARR21-0001), drainage adjustment (VARD21-0015), environmental checklist, critical area, drainage, traffic studies, and other documents in the file.
- B. Issuance of this threshold determination does not constitute approval of the permit. This proposal will be reviewed for compliance with all applicable King County codes which regulate development activities, including KCC title 21A, the International Fire

and Building Codes, King County Road Design and Construction Standards, Surface Water Design Manual, and the grading and critical areas regulations.

Threshold Determination

The responsible official finds that the above-described proposal does not pose a probable significant adverse impact to the environment.

This finding is made pursuant to RCW 43.21C, KCC 20.44 and WAC 197-11 after reviewing the environmental checklist and other information on file with the lead agency and considering mitigation measures which the agency or the applicant will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.

Comments and Appeals

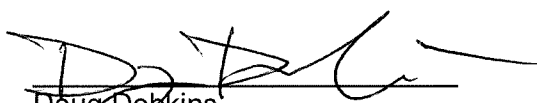
Written comments or any appeal of this threshold determination must be received by King County before 4:00 PM on July 19, 2022. Appeals must be accompanied by a nonrefundable filing fee. Please reference the file number when corresponding.

Appeals must be in writing and the appeal statement shall: 1) Include a copy of, or clearly identify, the decision being appealed; 2) Identify the location of the property subject to the appeal, if any; 3) Identify the legal interest of the appellant; 4) Identify the alleged errors in the decision; 5) State specific reasons why the decision should be reversed or modified; 6) State the harm suffered or anticipated by the appellant; and 7) Identify the relief sought. Failure to meet these requirements may result in dismissal of the appeal.

Due to COVID-19, the Permitting Division Lobby is closed, therefore, a statement of appeal and filing fee must be mailed to the Department of Local Services, Permitting Division at the address listed below and received by the appeal deadline.

Appeal deadline:	4:00 PM on July 19, 2022
Appeal filing fee:	\$250 check or money order made out to the King County Office of Finance
Address for comment/appeal:	Permitting Division, King County Department of Local Services 35030 SE Douglas St., Suite 210 Snoqualmie, WA 98065-9266

Responsible Official:



Doug Dobkins
Product Line Manager-Residential,
Permitting Division, DLS

June 23, 2022
Date