



King County
Permitting Division
919 SW Grady Way, Suite 300
Renton, WA 98057
206-296-6600
<https://kingcounty.gov/depts/local-services/permits>

***Revised* Notice of
Application
and SEPA Notice
Optional DNS/MDNS
Process**

(Type 1)

Project Name: Larkin ABC Clearing & Grading		File No.: GRDE24-0082
Applicant: Matt Larkin 15535 148TH AVE NE Woodinville, WA 98072 MATT.LARKIN@ROMAC.COM	SEPA Project Manager: Christi Vogler, KC PPM II Phone No.: (206) 477-0358 E-mail: christine.vogler@kingcounty.gov	
Date SEPA Application Filed: October 7, 2024 Date SEPA Determined Complete: November 4, 2024 *Revised* Date of SEPA Mailing: April 18, 2025		
Project Location: 15535 148 th Ave NE, 98072 Parcel No's: 152605-9002		
Project Description: Property owner is required to restore unsanctioned clearing and grading within wetlands and aquatic areas of the subject site.		
Permit requested in this application: Clearing and Grading (Type 1 Decision)		
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.		
Other permits not included in this application, known at this time: ENFR22-0371		

King County Code requires notification of property owners within at least 500 feet of the project proposed above, so they can obtain additional information about the proposal and comment if they wish (KCC 20.20).

The Department of Local Services, Permitting Division 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 **Monday, May 12, 2025**. 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 Permitting Division at the address above by the end of the comment period.

Any person wishing additional information on this proposed project should contact the SEPA Permit Project Manager at the phone number or e-mail listed above. You may also review the application and any environmental documents or studies in our Renton 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 SEPA Threshold Determination on this application, complete and return the portion below to the Permitting Division at the address above.

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

File No.: GRDE24-0082
Name: _____ Phone No.: _____
Email Address: _____
Mailing Address (optional): _____

Note: Notifications will be sent via Email unless mail is requested



King County

Department of Local Services
Permitting Division

Residential Site Plan Template
11" x 17"

For Permitting Use

Received Date _____

Max. Impervious Surface Allowed _____
Max. Bldg. Height Allowed _____
Min. Bldg. setback from Street _____
Min. Garage setback from Street _____
Min. Bldg. setback from Interior _____

Signature _____
Date _____

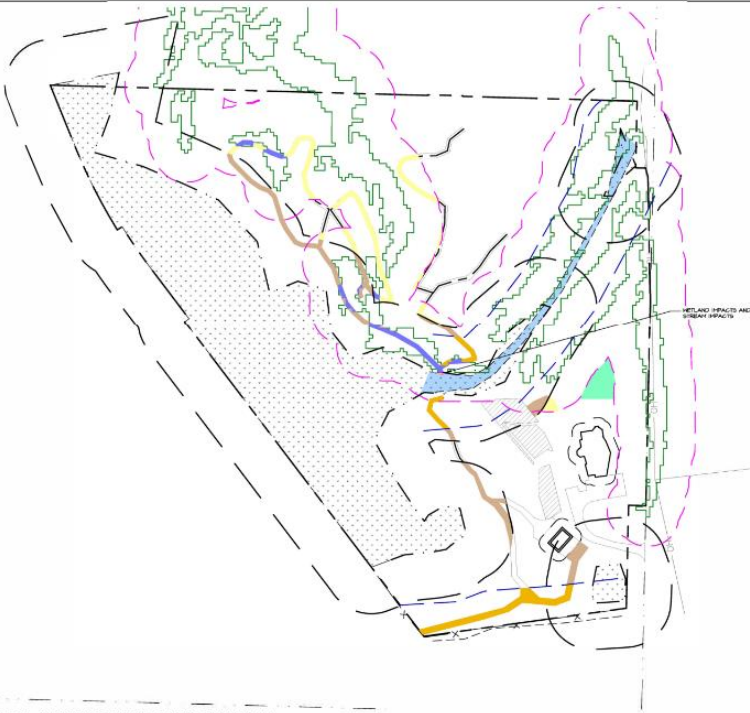
Building Approval
Signature _____
Date _____

Engineering / Drainage Approval
Signature _____
Date _____

Critical Areas Approval
Signature _____
Date _____

Clearing / Grading Approval
Signature _____
Date _____

Fire Approval
Signature _____
Date _____



IMPACTS & RESTORATION OVERVIEW PLAN

GRAPHIC SCALE
(IN FEET)
0 75 150 300
1"=150'

NORTH

IMPACTS LEGEND

DIRECT IMPACTS

WETLAND IMPACTS, CAT. II (WETLAND CREATION 3.I)	19 SF
WETLAND ENHANCEMENT/REHABILITATION 4.I	26 SF
STREAM IMPACTS TYPE N (I.I)	2,454 SF
STEEP SLOPE IMPACTS (I.I)	233 SF
TOTAL DIRECT IMPACTS:	

BUFFER IMPACTS

WETLAND BUFFER IMPACTS (I.I)	7,804 SF
STREAM BUFFER IMPACTS (I.I)	4,886 SF
STEEP SLOPE BUFFER IMPACTS (I.I)	9,660 SF
TOTAL BUFFER IMPACTS:	14,440 SF
BUFFER AVERAGING FROM PREVIOUS PERMIT	2,614 SF

PLAN LEGEND

PROPERTY LINE

EXISTING WETLAND

POTENTIAL WETLAND AND STEEP SLOPE

AREAS KING COUNTY PART ZONE

WETLAND BUFFER

STREAM CHANNEL AND WATER HOME CORRECTION

STREAM BUFFER

STEADY SLOPE BUFFER (SOT)

Type 1 NOA with SEPA