



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

# SEPA Notice Optional DNS/MDNS Process

(Type 1)

**Project Name:** Overlake School Clearing & Grading    **File No.:** GRDE25-0121

**Applicant:** Teresa Fowlkes  
 5020 236th Ave NE  
 Redmond, WA 98053  
[teresa@uhwa.org](mailto:teresa@uhwa.org)

**SEPA Project Manager:** Christi Vogler, KC Permitting Senior Planner  
**Phone No.:** (206) 477-0358  
**E-mail:** [christine.vogler@kingcounty.gov](mailto:christine.vogler@kingcounty.gov)

**Date SEPA Application Filed:** December 12, 2025  
**Date SEPA Determined Complete:** February 2, 2026  
**Date of SEPA Mailing:** March 6, 2026

**Project Location:** 10831 204<sup>th</sup> AVE NE, Redmond, 98053  
**Parcel No's:** 12431-00160

**Project Description:** The applicant has performed clearing and grading within a wetland for a water main project that consisted of placing fill within a wetland. The applicant will restore and mitigate the disturbed area of the wetland with native plantings.

**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](http://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:** N/A

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 **14-day public comment period** which ends on **Friday, March 20, 2026**. 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 Snoqualmie office or at [www.kingcounty.gov/permits/](http://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.: GRDE25-0121**

Name: \_\_\_\_\_ Phone No: \_\_\_\_\_

Email Address: \_\_\_\_\_

Mailing Address (optional): \_\_\_\_\_

*Note: Notifications will be sent via email unless mail is requested*

Overlake School Proposed Site plan, Dated December 12, 2025

<p><b>Department of Local Services Permitting Division</b></p> <p><b>Residential Site Plan Template 11" x 17"</b></p> <p><i>For Permitting Use</i></p> <p>Received Date _____</p> <p>Max. Impervious Surface Allowed _____</p> <p>Max. Bldg. Height Allowed _____</p> <p>Min. Bldg. setback from Street _____</p> <p>Min. Garage setback from Street _____</p> <p>Min. Bldg. setback from Interior _____</p> <p>Signature _____</p> <p>Date _____</p>	<p style="text-align: center;"><b>SITE PLAN OVERVIEW</b></p>	<p><b>EXISTING SITE</b> </p> <p><b>EXISTING SITE</b> </p> <p><b>SURVEY NOTES</b></p> <p>BOUNDARY TOPOGRAPHIC SURVEY FOR THE UNION HILL WATER ASSOCIATION WAS PREPARED BY PAUL ENGINEERS ON APRIL, 2012.</p> <p>VERTICAL DATUM: NGVD 83 FOR SITE BENCH MARK ESTABLISHED BY ESM AT THE OVERLAKE SCHOOL TO CONVERT TO NAD 83 ADD 3.19 TO ALL ELEVATIONS.</p> <p>MONUMENT ID: 811 (ELEVATION = 2514.9040) (32 IN BAKED BR)</p> <p>ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.</p> <p>HORIZONTAL DATUM: NAD 83 (NORTH AMERICAN DATUM) COORDINATE SYSTEM NORTH (SOME BASED ON NAD 83 NORTH QUARTER SECTION 32 &amp; 31) NORTH-WEST CORNER SECTION 32 AND SCALED TO GROUND HEIGHT BY USE OF A CORRECTION FACTOR OF 1.0000142.</p> <p>MONUMENT ID: 812 (PIVOT POINT) IN 3" BRASS DISK MONUMENT IN CASE, DOWN 1.21', NORTH 1 CORNER BR, DIST = 1.0000142</p> <p><b>KEY PLAN</b></p>
<p><b>Building Approval</b></p> <p>Signature _____</p> <p>Date _____</p>	<p><b>Engineering / Drainage Approval</b></p> <p>Signature _____</p> <p>Date _____</p>	<p><b>Critical Areas Approval</b></p> <p>Signature _____</p> <p>Date _____</p>
<p><b>Clearing / Grading Approval</b></p> <p>Signature _____</p> <p>Date _____</p>	<p><b>Fire Approval</b></p> <p>Signature _____</p> <p>Date _____</p>	<p>Permit Number _____ Parcel Number <u>124310-0145</u> / <u>1243100180</u> Applicant Name <u>Union Hill Water Association</u> Site <u>98053 NE 108th ST</u> Address _____</p> <p>Engineering Scale: 1" = <u>20'</u> Sheet <u>1</u> of <u>1</u></p>