



King County

Department of Permitting and Environmental Review
State Environmental Policy Act (SEPA)

**Determination of Non-Significance (DNS)
For
Smith Plat**

MAIN FILE COPY

Date of Issuance: June 9, 2017

Project: Subdivision of 1.38 acres into 24 lots for residential townhomes.

Location: 11019 14th Ave SW, Seattle (Parcel 345100-0370 and 345100-0380)

King County Permit: Preliminary Subdivision (PLAT16-0003),
Drainage Adjustment (VARD16-0010)

DPER Permit Contact: Kevin LeClair, (206) 477-2717
kevin.leclair@kingcounty.gov

Proponent: David Smith
1512 1st Ave N
Seattle, WA 98109

Consultant: Plog Consulting, Inc.
Mark X. Plog, PE
5628 Airport Way S, Suite 144
Seattle, WA 98109

Zoning: King County – R-24 & R-6 (high- & medium-density residential)

Community Plan: Highline

Drainage Subbasin: Salmon Creek, Duwamish-Green/WRIA 9

Notes:

A. This finding is based on the Environmental Checklist received March 10, 2016; the Preliminary Plat Map, dated March 10, 2016; the Drainage Adjustment (VARD16-0010); the Technical Information Report; the School Walkways Analysis; and the Drainage and Road Design Plans. (See respective file for information).

B. Issuance of this threshold determination does NOT constitute approval of the requested preliminary subdivision. This proposal will be further reviewed for compliance with all applicable King County Codes (KCC) which regulate development activities, including 2008 King County Comprehensive Plan, KCC Title 21A (Zoning Code), Surface Water Design Manual, Critical Areas, and Grading regulations.

C. During the SEPA review period no comments were received from members of the public.

THRESHOLD DETERMINATION

The responsible official finds that the above described proposal does not pose a probable significant adverse impact to the environment when viewed in the context of existing regulations and other available authorized mitigations. 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 this 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.

This determination is issued pursuant to the optional DNS/MDNS process in WAC 197-11-355. No further comment period is provided.

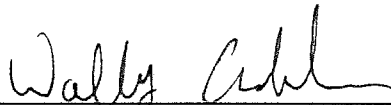
Any appeal of this threshold determination must be stamped received by King County within 24 days of the publishing of this threshold determination. Appeals must be accompanied by a nonrefundable filing fee. Please reference the file numbers when corresponding.

Appeals must be in writing and state the perceived errors in the threshold determination, specific reasons why the determination should be reversed or modified, the harm the appellant will suffer if the threshold determination remains unchanged, and the desired outcome of the appeal. If the appellant is a group, the harm to any one or more members must be stated. Failure to meet these requirements may result in dismissal of the appeal.

Information about the project is available from the Department staff, listed above. The application, permit studies, and environmental documents may be reviewed at the address listed below.

Appeal deadline: **4 PM on July 3, 2017**
Appeal filing fee: **\$250.00**
Address for filing appeal: **Department of Permitting and Environmental Review
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266**

Responsible Official:



Wally Archuleta, Urban Product Line Manager
Department of Permitting and Environmental Review

6-7-17

Date