



King County

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

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Mt Si

File No. PLAT21-0002

Date of Issuance: September 22, 2022

Project: Subdivision approximately 4.03 acres, zoned R-4 (4 units per acre, Fall City Rural Town) into 16 lots for single-family dwellings and tracts for private access, drainage, and recreation/large on-site septic. Lots average approximately 4,700 square feet in size.

Location: Site is located at 32433 SE Redmond Fall City Road, Fall City 98024 Parcel No. 1524079038

Related County Permits: Preliminary Plat PLAT21-0002
VARR21-0003 (Road Variance)

Permitting Div. Contact: Brian Lee, Senior Planner
206-477-6147
brlee@kingcounty.gov

Proponent: Robert Fitzmaurice
Mt Si Investments LLC
15 Lake Bellevue Dr., Suite 102
Bellevue, WA 98005
425-869-1300

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

Zoning: R-4, Fall City Rural Town
Community Service Area: Snoqualmie Valley NE King County
Community Plan: Snoqualmie
Drainage Subbasin: Patterson Creek, Snoqualmie River

Notes:

- A. This finding is based on review of the project site plan received March 18, 2021 (revision), Environmental Checklist, Drainage Study, and other documents on 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 by **October 17, 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.

Staff are working remotely. 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: October 17, 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
919 SW Grady Way, Suite 300
Renton, WA 98057

Responsible Official:



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

September 19, 2022
Date