



King County

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

---

**DETERMINATION OF NON-SIGNIFICANCE (DNS)**

**Cedar 23**

**File No. PLAT21-0005**

**Date of Issuance:** September 15, 2022

**Project:** Subdivision of approximately 5.74 acres, zoned R-4 (4 units per acre, Rural Town) into 23 lots for the future development of single-family dwellings, community drainfield and recreation, and private road(s). Lots average approximately 4,000-8,000 square feet in size.

**Location:** Site is located at 4218 & 4250 324<sup>th</sup> Ave. SE, east of 324<sup>th</sup> Ave. SE & south of SE 42<sup>nd</sup> Place, Fall City 98024  
Parcel Nos. 1524079053 & 1524079122

**Related County Permits:** Preliminary Plat PLAT21-0005  
VARR21-0013 (Road Variance)

**Permitting Div. Contact:** Brian Lee, Senior Planner  
206-477-6147  
[brlee@kingcounty.gov](mailto:brlee@kingcounty.gov)

**Proponent:** Robert Fitzmaurice  
Cedar 17 Investments LLC  
15 Lake Bellevue Dr., Suite 102  
Bellevue, WA 98005  
425-869-1300

**Engineer:** DR Strong Consulting Engineers  
620 7<sup>th</sup> 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:** Snoqualmie River

**Notes:**

- A. This finding is based on review of the project site plan received 7/19/2021 (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 10, 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.***

<b>Appeal deadline:</b>	October 10, 2022
<b>Appeal filing fee:</b>	\$250 check or money order made out to the King County Office of Finance
<b>Address for comment/appeal:</b>	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 15, 2022  
Date