



King County

Department of Development and Environmental Services

State Environmental Policy Act (SEPA)

Mitigated Determination of Non-Significance

for

Serrano FKA Meredith Heights – DDES File No. L05P0010

Date of Issuance: November 21, 2006

Project: Subdivision of approximately 57.11 acres into 202 lots for the development of detached single-family residences in the R-4-P zone. The proposed lots range in size from approximately 3,200 to 8,500 square feet.

Location: The property is generally located south of South 300th Street and west of 64th Avenue South.

King County Permits: Formal Plat, DDES File No. L05P0010

County Contact: Trishah Bull, Planner
(206) 296-6758

Proponent: Brian Mannelly
Harbour Homes
1010 S 336th Street #305
Federal Way, WA 98003
(253) 838-8305

Zoning: R-4-P

Community Plan: Federal Way

Drainage Basin: Mill Creek

Section/Township/Range: SE-2-21-4

Notes:

- A. This finding is based on review of the project site plan dated July 13, 2006 (revised), environmental checklist dated April 27, 2006 (revised), Level 1 Downstream Drainage Report dated May 2, 2005, Conceptual Road and Storm Drainage Plan received April 27, 2006 (revised), Geotechnical Engineering Study dated May 2, 2005, Critical Areas Report and Buffer Establishment Report dated May 2, 2005, Traffic Impact Analysis dated May 2, 2005, approved variance (file number L05V0109) to the 1993 King County Road Standards, approved adjustment (file number L05V0110) to the 2005 King County Surface Water Design Manual, and other documents in the file. This determination is based on Level 3 Flow Control for the stormwater facility and on the newly constructed downstream drainage improvements for the Meredith Business Park within the City of Auburn.
- 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 the Uniform Fire and Building Codes, Road Standards, Surface Water Design Manual, and the Sensitive Areas Regulations.

Threshold Determination

The responsible official finds that the above described proposal does not pose a probable significant adverse impact to the environment, provided the mitigation measures listed below are applied as conditions of permit issuance. 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.

Mitigation List: The following mitigation measures shall be attached as conditions of permit issuance. These mitigation measures are consistent with policies, plans, rules, or regulations designated by KCC 20.44.080 as a basis for the exercise of substantive authority and in effect when this threshold determination is issued. Key sources of substantive authority for each mitigation measure are in parentheses; however, other sources of substantive authority may exist but are not expressly listed.

- In order to mitigate the significant adverse impact (14.80.030A) that the proposed development will have at the existing intersection of 46th Place South/South 321st Street, the Applicant shall jointly with the developer of the "CamWest Federal Way" subdivision (DDES File# L04P0024), widen South 321st Street as necessary to provide a westbound left turn lane meeting applicable King County Standards together with necessary transitions to the existing roadway section to the west of the intersection that also provides a merge-refuge lane with minimum 50 foot storage area. This merge-refuge lane shall be provided at the realigned 46th Place South (now referred to as 46th Avenue South) intersection with South 321st Street. This shall include all necessary channelization and illumination in accordance with the 1993 King County Road Standards. Plans for these improvements shall be submitted to the King County DOT Traffic Engineering Section for review and approval.

Comments and Appeals

Written comments or any appeal of this threshold determination must be received by King County's Land Use Services Division **prior to 4:30 PM on December 15, 2006**. 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.

Comment/appeal deadline: 4:30 PM on December 15, 2006

Appeal filing fee: \$250 check or money order made out to the King County Office of Finance

Address for comment/appeal: King County Land Use Services Division
ATTN: Current Planning Section
900 Oakesdale Avenue SW
Renton, WA 98055-1219

Responsible Official:


Lisa Dinsmore, Current Planning Supervisor

Current Planning Section
Land Use Services Division

Date Mailed: November 21, 2006

11.21.06
Date Signed



Department of Development and Environmental Services
Land Use Services Division
900 Oakesdale Avenue Southwest
Renton, Washington 98055-1219

Notice of Decision- SEPA Threshold Determination and Notice of Recommendation & Hearing

File No.: **L05P0010** Project Name: **Serrano FKA Meredith Heights**

DDES Project Manager: **Trishah Bull**
Telephone No.: **206-296-6758**

Applicant: **Brian Mannelly**
Harbour Homes
1010 S 336th Street #305
Federal Way, WA 98003
253-838-8305

Project Location: **The site is located south of South 300th Street and west of 64th Avenue South.**

Project Description: **Subdivision of approximately 57.11 acres into 202 lots for the development of single family detached residences in the R-4-P zone. The proposed lots range in size from approximately 3,200 to 8,500 square feet.**

Permits Requested: **Formal Subdivision**

Department Recommendation to the Hearing Examiner: **Approve, subject to conditions**

Date of Public Hearing: **December 19, 2006, 9:30 am**
DDES Hearing Room – first floor
900 Oakesdale Ave SW
Renton, WA 98055-1219

SEPA Threshold Determination: **Mitigated Determination of Non-Significance (MDNS) Issued November 21, 2006**

The Department of Development and Environmental Services (DDES) will issue a written report and recommendation to the Hearing Examiner two weeks prior to the scheduled public hearing. Persons wishing to receive a copy of the report should contact DDES at the address listed below. Following the close of the public hearing, the Hearing Examiner will issue a written decision which may be appealed to the Metropolitan-King County Council. Appeal procedures will be stated in the Examiner's written decision.

Any person wishing additional information on this proposed project should contact the Project Manager at the phone number listed above. Written comments may also be submitted to DDES.

A public hearing as required by law will be held to consider the approval of this application. If the Renton School District announces a district-wide school closure due to adverse weather conditions or similar area emergency, the public hearing on this matter will be postponed. Interested parties will be notified of the time and date of the rescheduled hearing. Any questions regarding postponements and rescheduling can be directed to the Hearing Examiner's Office at (206) 296-4660.

Comment/Appeal Procedure on SEPA Threshold Determination:

Comments on this SEPA determination are welcome. This SEPA determination may also be appealed in writing to the King County Hearing Examiner. A notice of appeal must be filed with the Land Use Services Division at the address listed below **prior to 4:30 p.m. on December 15, 2006**, and be accompanied with a filing fee of \$250.00 payable to the King County Office of Finance.

If a timely Notice of Appeal has been filed, the appellant shall also file a Statement of Appeal with the Land Use Services Division at the address listed below **prior to 4:30 p.m. on December 15, 2006**. The Statement of Appeal shall identify the decision being appealed (including the file number) and the alleged errors in that decision. Further, the Statement of Appeal shall state: 1) specific reasons why the decision should be reversed or modified; and 2) the harm suffered or anticipated by the appellant, and the relief sought. The scope of an appeal shall be based on matters or issues raised in the Statement of Appeal. Failure to timely file a Notice of Appeal, appeal fee or Statement of Appeal, deprives the Hearing Examiner of jurisdiction to consider the appeal.

Appeals must be submitted to the Department of Development and Environmental Services (DDES) at the following address:

DDES--Land Use Services Division
Attn: Permit Center
900 Oakesdale Avenue Southwest
Renton, Washington 98055-1219

Date Mailed: November 21, 2006

If you have any questions regarding the appeal procedures, please contact the Planner at the phone number listed above. If you require this material in braille, audio cassette, or large print, call (206) 296-6600 (voice) or (206) 296-7217 (TTY).