



Community Development Department

801 228th Ave SE • Sammamish, Washington 98075 • Tel: 425.295.0500 • Fax: 425.295.0600 • Web: www.ci.sammamish.wa.us

Determination of Non-Significance (DNS) Chestnut Estates West Subdivision PLN2011-00049

Description of proposal: The applicant is proposing to subdivide approximately 85.51 acres of property located at approximately the intersection of 208th Avenue SE and SE 8th Place into 30 lots. The property is located to the west of the Chestnut Estates plat. Significant portions of the site are constrained by critical areas, including Ebright, Pine Lake, and Kanim Creeks, landslide hazard areas, and the Erosion Hazard near Sensitive Water Body overlay. The applicant is also proposing a plat alteration that would modify the existing Chestnut Estates subdivision to allow for a bridge across Ebright Creek and to modify an open space tract. The applicant has proposed street variations within and to provide access to the proposed subdivision, and a cross-basin drainage transfer to minimize impacts to Ebright Creek.

Proponent: William Buchan Homes

Location of proposal: 20800 Block of SE 8th Place, Sammamish, WA., Sammamish, WA. (Tax Parcels 0524069034, 3225069227, 1561750470, 1561750480, 0524069033).

Lead agency: City of Sammamish, Department of Community Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11; the lead agency will not act on this proposal for 21 days from the date below. Appeals must be submitted in writing with the appropriate fee and received by the deadline described below.

Responsible official:

Jeffrey Thomas, Director
Department of Community Development
801-228th Ave SE
Sammamish, WA 98075
425-295-0500

Contact person:

Evan Maxim, Senior Planner
Department of Community Development
801-228th Ave SE
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425-295-0523

Date of Decision: August 11, 2014

You may appeal this determination. Send comments / appeals to:

SEPA Responsible Official
City of Sammamish
801 - 228th Ave SE
Sammamish, WA 98075

Appeal Deadline: Per SMC 20.10.080 and 20.15.130, Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at 425.295.0500. Appeals must be received at the address above by: **September 1, 2014 at 5:00PM per SMC 20.15.130.**