



## Community Development Department

801 228<sup>th</sup> Ave SE • Sammamish, Washington 98075 • Tel: 425.295.0500 • Fax: 425.295.0600 • Web: [www.ci.sammamish.wa.us](http://www.ci.sammamish.wa.us)

### Determination of Non-Significance (DNS) Pine Ridge II Subdivision PSUB2014-00152

#### Description of proposal:

The applicant is proposing to subdivide approximately 5.00 acres of property located near the intersection of SE 46<sup>th</sup> Place and Issaquah Pine Lake Road into 25 lots. The property is located to the north of SE 46<sup>th</sup> Place. 1 parcel is involved in the project, tax parcel 152406-9009. The storm drainage will be directed to two on-site storm vaults and then off of the site to the east and south. The proposed plat will include a road connections to the east to Issaquah Pine Lake Road, and provide a connection to the south to 235<sup>th</sup> Place SE.

**Proponent:** Benchmark Communities/BMC Pine Ridge LLC; Ridgewood Corporate Center, Building F, 150 120<sup>th</sup> Avenue NE, Suite 200; Bellevue, WA 98005

**Location of proposal:** 4545 Issaquah Pine Lake Road, Sammamish, WA; Section 15, Township 24N, Range 6E, Willamette Meridian (Tax Parcel 152406-9009).

**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.

  X   This DNS is issued after using the optional DNS process in WAC 197-11-355. The comment period ran from July 30, 2014 through August 20, 2014. There is no further comment period on the DNS. Appeals must be submitted in writing and received by 5:00 PM on the last date of the appeal period at City Hall, located at 801 - 228<sup>th</sup> Avenue SE, Sammamish WA. Appeal instructions are available at City Hall or upon request by calling (425) 295-0500.

#### Responsible official:

Evan Maxim, Senior Planner  
Department of Community Development  
801-228<sup>th</sup> Ave SE  
Sammamish, WA 98075  
425-295-0500

#### Contact person:

Rob Garwood, Senior Planner  
Department of Community Development  
801-228<sup>th</sup> Ave SE  
Sammamish, WA 98075  
425-295-0524

**Date of Decision: May 11, 2015**

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Signature

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

SEPA Responsible Official  
City of Sammamish  
801 - 228<sup>th</sup> 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 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: **June 1, 2015 at 5:00PM per SMC 20.15.130.**