



**REVISED NOTICE OF APPLICATION / SEPA
AUREA TOWNHOMES - CSDP2015-00244**

Project Description:

41-unit residential townhome development proposed on a 4.94 acre parcel containing critical areas (wetland). The proposed development will have six townhome structures, with each structure containing six to eight units.

On September 25, 2015 an application was submitted by Quadrant Homes and deemed complete on October 9, 2015. On October 29, 2015, the City issued a Notice of Application/SEPA by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. It was brought to the City's attention during the public comment period that the mailing list was not complete and didn't include all property owners within a 500-ft radius of the development. Therefore, the City is issuing a **Revised** Notice of Application/SEPA on March 11, 2016 by the following means: mailed notice to property owners within 500 feet of the subject site, posting on the sign located on the subject site, and by placing a legal notice in the local newspaper.

Revised Public Comment Period: 3/11/2016 through 4/1/2016

PROJECT LOCATION

Tax Parcel:

3425069018

Address:

23117 NE 8th Street, Sammamish

Applicant: QUADRANT HOMES

Existing Environmental Documents:

SEPA checklist revised 3/2/16; Critical Areas Study by Wetland Resources dated 9/22/15.; Critical Area Affidavit; Arborist Report by Creative Landscape Solutions dated 9/17/15; Traffic Impact Analysis by Transpo Group dated 9/25/15; Prelim TIR by BCRA dated 9/25/15; Geotechnical Study by Earth Solutions NW dated 10/9/15; Site Development Plans by BCRA dated 10/9/15

Other Permits: Site Development, Building Permits

SEPA Review: Based on the submitted application, and available information, the City anticipates issuing a DNS for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Staff Member Assigned: Mona Davis
425.295.0529
mdavis@sammamish.us

Interested persons are invited to submit written comments pertaining to the application determination no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, comment period, decision and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.