



**NOTICE OF APPLICATION / SEPA
PENNY LANE SOUTH SUBDIVISION - PSUB2015-00273**

Project Description: The applicant is proposing to subdivide six parcels zoned R-4 (comprising of approximately 8.5 acres) into 28 single-family residential lots. All existing homes and associated structures are being demolished as part of the proposed development. The development has no known critical areas identified on the subject site. Main access is proposed off of 241st Avenue SE, 242nd Avenue SE, and SE 28th Street.

On November 5, 2015, an application was submitted by GGM Investments, LLC and deemed complete on November 17, 2015. On December 7, 2015, the City issued this 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.

Public Comment Period: 12/7/2015 through 12/28/2015

Project Location:

<u>Tax Parcel:</u>	<u>Address:</u>
102406-9139	24106 SE 28 th Street
102406-9104	24124 SE 28 th Street
102406-9055	2525 – 242 nd Avenue SE
102406-9066	2627 – 242 nd Avenue SE
102406-9180	2721 – 241 st Avenue SE
102406-9038	2803 – 241 st Avenue SE

Applicant: GGM Investments, LLC

Existing Environmental Documents: Critical Area Affidavit; SEPA Checklist; Critical Area Report by Sewall Wetland Consulting, Inc. dated 7/30/15; Arborist Report by Creative Landscape Solutions dated 10/30/15; Traffic Impact Analysis by TraffEx dated 10/21/15; TIR by DR Strong dated 11/4/15; Geotechnical Study by Earth Solutions NW dated 9/17/15; Site plan by DR Strong date stamp rec'd 11/5/15

Other Permits: Site Development, Final Plat, 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

A public hearing is to be scheduled for this application. The public hearing time, date, and location will be provided in the forthcoming Notice of Recommendation to the Hearing Examiner. Interested persons are invited to submit written comments on the application by 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, SEPA determination process, comment period, public hearing, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents 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.