



**STATE ENVIRONMENTAL POLICY ACT (SEPA)
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

SDT2025-00581 LEISURE PINE LAKE SINGLE-FAMILY RESIDENCE

Date of Issuance: January 15, 2026

Project Description: The applicant proposes to construct a single-family home and to grade a future building pad on an undeveloped forested parcel without an address (associated building permit BLD2025-01804). The property contains two Class III (isolated) wetlands totaling approximately 327 square feet. To do this, the applicant proposes the two existing wetlands be filled in accordance with the Wetlands Development Flexibilities of SMC 21.030.020.Y.5.A, which allows exemption from the avoidance sequencing provisions of SMC 21.03.020.K.1.a.

Applicant/Proponent: John Farleigh, (P) (206)-450-3068, (E) JOHNF@CECILNASSOC.COM

Project Location: KC Parcel – 092406-9092

Lead Agency: City of Sammamish, Department of Community Development

Online Documents: <https://spaces.hightail.com/space/7V7XW3fpko>

The lead agency for this proposal has determined that it does not have a probably significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030. This decision was made after review of the completed environmental checklist on file with the lead agency. This information is available at the website listed above, as well as upon request.

Condition of Approval for mitigating environmental impacts:

Findings:

The wetlands are depressional in nature, dominated by salmonberry vegetation, and exhibit seasonal hydrology. They provide limited ecological functions such as stormwater storage, water quality protection, and wildlife habitat due to their size, isolation, and low habitat scores. The wetlands do not significantly support fish or downstream wildlife and offer minimal water quality benefits. Their primary value lies in contributing to the overall open space habitat rather than providing critical aquatic functions.

Since on-site mitigation opportunities are absent and no suitable nearby sites exist, the project will utilize the Keller Farm Mitigation Bank (KFMB) to offset wetland losses. This approach is appropriate given the low functional value of the impacted wetlands and the lack of practical alternatives. The mitigation bank will replace lost wetland functions, including water quality, hydrologic, and habitat benefits. The use of KFMB for wetland impacts is allowed under SMC 21.03.020.V.4.a.iii.

Mitigation Measures:

- Prior to issuance of the Building Permit:
 - The purchase of 0.0082 mitigation credits from Keller Farm Mitigation Bank.
 - Proof of purchase will be provided to the City of Sammamish.



Department of Community Development

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

The MDNS is issued in accordance with WAC 197-11. This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of the Sammamish Municipal Code (SMC) [21.09.020\(H\)](#) and [21.09.030\(L\)](#). Appeals must be submitted in writing with the appropriate filing fee and received by 5:00 p.m. on the last day of the appeal period (February 5, 2026) 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.

1/15/2026

SEPA Responsible Official

Date

City Contact Person:

Quin L. Williamson, Associate Land Use Planner
Department of Community Development
801 228th Avenue SE, Sammamish, WA 98075
Qwilliamson@saammamish.us

SEPA Responsible Official:

Avril Baty, Current Planning & Permit Center Manager
Department of Community Development
801 228th Avenue SE, Sammamish, WA 98075
ABaty@sammamish.us