

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Application Name: Maple Hills Division III Subdivision & Major Tree Clearing

Application File Number: LU14-0018/0012 & LU14-0020/0012

Primary Contact: Matt Hough, PE
CPH Consultants
11431 Willows Road NE, Suite 120
Redmond, WA 98052
425-285-2390

Date of Issuance: March 11, 2016

Project Location: The subject property is located at the corner of 204th Ave SE and SE 259th St. (Parcel Nos. 7760401070 and 2922069002), and is situated in the NE Quarter of Section 29, Township 22N and Range 6E in the City of Covington, King County, WA.

Project Description: The developer is proposing to subdivide 15.07 acres into 79 single family residential lots. The project includes an extension of 204th Ave SE to the property boundary. Two existing stormwater facilities for Maple Hills will be removed and stormwater will be collected and routed to an infiltration facility on the Hawk Property (aka Lakepointe). Water service will be provided by Covington Water District and sewer service will be provided by Soos Creek Water and Sewer District. Emergency services will be provided by the City of Covington and the Kent Fire Department, Regional Fire Authority. Transportation Concurrency was granted pursuant to the Settlement Agreement and Settlement Agreement RE: Traffic Concurrency signed December 14, 2010. A major tree clearing permit will be reviewed concurrently with the development application. The development site contains no environmentally critical areas. The portion of the development proposed off-site for stormwater is subject to further tree preservation and environmental review.

Environmental Documents: Preliminary Plat (CPH Consultants, revised 02/09/2016), Traffic Concurrency Analysis Report (City of Covington, February 2015), Drainage Report (CPH Consultants, dated 02/05/2016), SEPA Environmental Checklist (received 03/02/2015), and other information on file with the lead agency.

Responsible Official/ Lead Agency: Richard Hart, Community Development Director
City of Covington SEPA Official
16720 SE 271st Street, Suite 100
Covington, Washington 98042
253-480-2400

This MDNS is issued under WAC 197-11-350. The comment period is 14 calendar days and ends March 25, 2016. Comments and appeals on this MDNS may be submitted by first class mail or delivered to the responsible official at the above lead agency address.

Appeals Notice: Any notice of appeals must be filed in writing, with the required filing fee paid in cash or check and received within 14 calendar days of the end of the comment period at Covington City Hall Offices by April 8, 2016 at 5 PM. You must make specific factual objections, identify error, harm suffered, or identify anticipated relief sought and raise specific issues in the statement of appeal. Contact the Community Development Department at Covington City Hall to ask about the procedures for SEPA appeals.