

**NOTICE OF APPLICATION (NOA)  
NOTICE OF PUBLIC HEARING  
DETERMINATION OF NON-SIGNIFICANCE (DNS)  
Hazel Heights – 17 Lot Preliminary Plat Request  
SEP12-0008**

The City of Auburn is issuing a Notice of Application (NOA), Notice of Public Hearing, and Determination of Non-Significance (DNS) for the following described project. The permit applications and listed studies may be reviewed at the Auburn Planning and Development Department at 1 East Main Street, 2<sup>nd</sup> Floor, Customer Service Center, Auburn, WA 98001.

**Proposal:** The proposal is to subdivide a 4.31-acre parcel ("site") into 17 lots for the construction of single-family residences. The scope of work includes the removal of the on-site single family residence, appurtenant structures, and septic system, construction of public right-of-way and improvements, stormwater facilities, and utilities, and associated grading activity. There are three (3) Category IV wetlands and one (1) artificially created wetland on-site. The project proposes to fill two (2) Category IV wetlands and one (1) artificially created wetland comprising approximately 0.07 of an acre in total. A conceptual mitigation plan has been submitted specifying buffering, enhancement, and creation of additional wetland for the remaining Category IV wetland, which is approximately 0.03 of an acre in size.

**Location:** The project site is located at 11112 SE 304<sup>th</sup> Street. King County Assessor's Parcel No. 0521059039.

**Notice of Application:** February 12, 2013  
**Notice of Completeness:** January 09, 2013/April 27, 2012  
**Permit Application:** March 29, 2012

**File No.** PLT12-0002

**Applicant/  
Property Owner:** Dennis Johnson  
Hazel Heights LLC  
PO Box 560  
Alamo, CA 94507

**Agent:** Tom Redding  
Encompass Engineering & Surveying  
165 NE Juniper Street  
Issaquah, WA 98027

**Studies/Plans Submitted with Application:**

- Traffic Impact Analysis, prepared by TraffEx, dated January 24, 2013
- Critical Areas Report, prepared by Sewall Wetland Consulting, Inc., dated January 18, 2013
- Site plan, existing feature plan/field topography, neighborhood circulation plan, conceptual utility, grading, and transportation plan, and channelization, signage, landscape plan/Road A profile & pond section, prepared by Encompass Engineering & Surveying, received December 13, 2012.

- Preliminary Drainage Report, prepared by Encompass Engineering & Surveying, dated February 17, 2012
- Geotechnical Engineering Report, prepared by Dennis Joule, P.E., dated August 7, 2006

**Other Permits, Plans, and Approvals Needed:**

- Clean Water Act Section 404 Permit (US Army Corps of Engineers)
- Clean Water Act Section 401 Water Quality Certification, NPDES Construction Stormwater General Permit, Hydraulic Project Approval (DOE)
- Report of Wastewater Tank Removal (King County)
- Critical Areas Review, Facilities Extension Agreement, Demolition Permit, Grading Permit, Storm Permit, Final Plat, Building Permits, Water Permit, Sewer Permit (City of Auburn)

**Statement of Consistency and List of Applicable Development Regulations:** This proposal is subject to and shall be consistent with the Auburn City Code, Comprehensive Plan, Design and Construction Standards, Fire Code, and Building Code.

**Lead Agency:** City of Auburn

The lead agency for this proposal has determined that it does not have 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.

**Public Comment Period:** This may be your only opportunity to comment on the environmental impact of the proposal. All persons may comment on this application. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date issued below. Comments must be in writing and submitted by 5:00pm on **February 27, 2013**.

Any person aggrieved of the City's determination may file an appeal with the Auburn City Clerk within 14 days of the close of the comment period, or by 5:00 p.m. on **March 6, 2013**. For questions regarding this project, please contact Gary Yao, Planner at [gyao@auburnwa.gov](mailto:gyao@auburnwa.gov) or (253) 288-4301. Any person wishing to become a party of record, shall include in their comments that they wish to receive notice of and participate in any hearings, if relevant, and request a copy of decisions once made.

**Public Hearing:** A public hearing by the Hearing Examiner will be conducted at City Hall Council Chambers, 25 West Main Street, Auburn, Washington 98001 on **March 20, 2013 at 5:30pm**.

RESPONSIBLE OFFICIAL: Kevin H. Snyder, AICP  
POSITION/TITLE: Director, Planning and Development Department  
ADDRESS: 25 West Main Street  
Auburn, Washington 98001  
(253) 931-3090

DATE ISSUED: **February 12, 2013**

SIGNATURE: \_\_\_\_\_



Note: This determination does not constitute approval of the proposal. Approval of the proposal can only be made by the legislative or administrative body vested with that authority. The proposal is required to meet all applicable regulations.

Project Site

