



**King County**  
**Permitting Division**  
 919 SW Grady Way, Suite 300  
 Renton, WA 98057  
 206-296-6600  
<https://kingcounty.gov/depts/local-services/permits>

# Notice of Application and SEPA Notice Optional DNS/MDNS Process

(Type 1)

**Project Name:** Hancock ABC Clearing & Grading **File No.:** GRDE23-0050

**Applicant:** Alex Hancock  
 14325 200<sup>th</sup> Ave SE  
 Renton, WA 98059  
[alexhancock13@gmail.com](mailto:alexhancock13@gmail.com)

**SEPA Project Manager:** Christi Vogler, KC PPM II  
**Phone No.:** (206) 477-0358  
**E-mail:** [christine.vogler@kingcounty.gov](mailto:christine.vogler@kingcounty.gov)

**Date SEPA Application Filed:** February 20, 2024  
**Date SEPA Determined Complete:** March 15, 2024  
**Date of SEPA Mailing:** June 10, 2024

**Project Location:** 14325 200<sup>th</sup> Ave SE, Renton, 98059  
**Parcel No's:** 172306-9043

**Project Description:** Unsanctioned clearing and grading within the shoreline, aquatic area, and their buffers. Mitigation and restoration will be required.

**Permit requested in this application:** ABC Clearing and Grading (Type 1 Decision)

**Environmental review is required, and relevant environmental documents are available on-line at [www.kingcounty.gov/permits](http://www.kingcounty.gov/permits), or at the above address.**

**Consistency with applicable County plans and regulations:** This proposal will be reviewed for compliance with all applicable King County codes including Roads Standards, Surface Water Design Manual, Zoning, Grading and Critical Areas Codes.

**Other permits not included in this application, known at this time:** PREA23-0073 & ENFR21-1082

King County Code requires notification of property owners within at least 500 feet of the project proposed above, so they can obtain additional information about the proposal and comment if they wish (KCC 20.20).

The Department of Local Services, Permitting Division will issue an Environmental Threshold Determination pursuant to the State Environmental Policy Act (SEPA) on this application following a **21-day public comment period** which ends on **Friday July 5, 2024**. The responsible official has a reasonable basis for expecting to issue a SEPA Determination of Non-Significance (DNS) on this project. As such, the optional DNS/MDNS notice process is being used pursuant to WAC 197-11-355. The project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

**This may be the only opportunity to comment on the environmental impacts of the proposal.** Written comments on this application must be submitted to Permitting Division at the address above by the end of the comment period.

Any person wishing additional information on this proposed project should contact the SEPA Permit Project Manager at the phone number or e-mail listed above. You may also review the application and any environmental documents or studies in our Snoqualmie office or at [www.kingcounty.gov/permits/](http://www.kingcounty.gov/permits/).

**NOTE:** To request this information in alternative formats for people with disabilities please call 206-296-6600 or TTY Relay: 711.

If you wish to receive a copy of the SEPA Threshold Determination on this application, complete and return the portion below to the Permitting Division at the address above.

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Please send me notification of any official notices concerning this application. **(Please print)**

**File No.: GRDE23-0050**

Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Email Address: \_\_\_\_\_

Mailing Address (optional): \_\_\_\_\_

*Note: Notifications will be sent via Email unless mail is requested*

<p><b>Department of Local Services</b> Permitting Division</p> <p><b>ZIMBELMAN VIOLATION</b> <b>SITE PLAN</b></p> <p><i>For Permitting Use</i></p> <p>Received Date _____</p> <p>Max. Impervious Surface Allowed _____          Max. Bldg. Height Allowed _____          Min. Bldg. setback from Street _____          Min. Garage setback from Street _____          Min. Bldg. setback from Interior _____</p> <p>Signature _____ Date _____</p> <p>Building Approval Signature _____ Date _____</p> <p>Engineering / Drainage Approval Signature _____ Date _____</p> <p>Critical Areas Approval Signature _____ Date _____</p> <p>Clearing / Grading Approval Signature _____ Date _____</p> <p>Fire Approval Signature _____ Date _____</p>	<p><b>AREA CALCULATIONS</b> TOTAL SITE AREA = 22,226 SF EX. SAND AREA TO BE REMOVED = 1,362 SF</p> <p><b>PROJECT DATA:</b> PROJECT ADDRESS: 14325 200TH AVENUE SE RENTON, WA 98059 TAX PARCEL: 1723069043 JURISDICTION: KING COUNTY ZONING: RA-5</p> <p>NOTES: 1. AMEND TOPSOIL IN ACCORDANCE WITH OPTIONS IDENTIFIED ON SHEET C2.</p> <p>UPON SAND REMOVAL, ANY DISTURBED EXPOSED SOILS TO BE AMENDED AND STABILIZED PER TOPSOIL AMENDMENT REQUIREMENTS.</p> <p>UNPERMITTED SAND BEACH TO BE REMOVED. CONTRACTOR TO REMOVE SAND THAT WAS PLACED ON TOP OF EXISTING LAWN SUCH THAT THE NATIVE EX. GRADE IS RESTORED. RESULTING FINISHED GRADE WILL BE EXISTING GRADE PRIOR TO VIOLATION, THEREFORE NO FILL IN THE FLOODPLAIN IS PROPOSED.</p> <p><b>EXISTING TOPOGRAPHY/SURVEY INFORMATION NOTE:</b> THESE DRAWINGS HAVE BEEN PREPARED BASED ON KING COUNTY LIDAR AND RECORDS.</p> <p>TEBALDI ENGINEERING, LLC DOES NOT WARRANT THAT THE TOPOGRAPHY SHOWN ON THESE DRAWINGS IS REPRESENTATIVE OF WHAT IS CONSTRUCTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO WORK.</p>	<p><b>APPLICANT</b> PUGET SOUND PERMITS CONTACT: WILL SOWDER TEL: (206) 300-2277</p> <p><b>ENGINEER:</b> TEBALDI ENGINEERING, LLC P.O. BOX 121 SUMNER, WA 98390 TEL: (206) 450-5096 CONTACT: CHRIS TEBALDI, P.E. DATUM: FEET NAVD 88</p>	<p><b>LEGAL DESCRIPTION:</b> BAAP ON S LN OF SW 1/4 OF SW 1/4 150 FT W OF SE COR TH N 101 FT TH W 175 FT TH SWLY TAP ON SH LN 70 FT NWLY OF NXN WITH SD S LN MEAS ALG SD SH LN TH SELY TO SD S LN TH E TO BEG LESS C/M RGTS</p> <p style="text-align: center;"><b>1"=30'</b></p> <p style="text-align: center;">0 15 30 60</p>
<p><b>GRADING QUANTITIES</b> CUT = 30 CY (SAND REMOVAL) FILL = 0 CY NET = 30 CY EXPORT</p> <p><b>SHEET INDEX:</b> C1 SITE PLAN C2 TERC PLAN C3 DETAILS</p> <p><b>Know what's below.</b> Call before you dig. Dial 811 Or Call 1-800-424-5555</p>			
<p>Permit Number _____ Parcel Number <u>1723069043</u> Applicant Name <u>PUGET SOUND PERMITS</u> Site <u>14325 200TH AVENUE SE</u> Address <u>RENTON, WA 98059</u> Engineering Scale: 1" = <u>30</u> Sheet <b>C1</b> of <b>3</b></p>			