

# CITY OF BOTHELL

## PUBLIC NOTICE

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### State Environmental Policy Act DETERMINATION OF NON-SIGNIFICANCE

**Description of proposal:** The applicant proposes the subdivision of 3 lots (parcels 27053200303000, 27053200303100, and 27053200303200) into 22 lots using the clustered PUD provisions. The base lot yield is 19 lots. The applicant proposes open space constituting 30% of the net buildable area, allowing for a 25% increase in potential lot yield to 23 lots. The proposed site plan includes a set-aside of 54,233 square feet of open space, including areas for recreation space, and areas with existing trees in a forested condition. Access is proposed via 23rd avenue with one new local access street, road A, with three additional access tracts for lots on the eastern side of the development site. There are no critical areas on-site, and the topography is relatively flat. Two houses exist on-site are proposed to be demolished. Neither structure is 50 years or older, requiring no historic landmark review.

The State Environmental Policy Act requires a threshold determination of environmental impact be issued assessing the probable significant adverse environmental impacts of this proposal. Any questions regarding the State Environmental Policy Act (SEPA) processing of this application (environmental review) should be directed to Kirsten Mandt, Planner, in the Bothell Department of Community Development (425) 806-6403.

**Project Name:** Landa Subdivision and Clustered PUD

**Applicant:** Landa 23, LLC  
Kevin O'Brien, ko@taylordev.com  
15 Lake Bellevue Drive, #102  
Bellevue, WA 98005

**Project Location:** 24217 23<sup>rd</sup> Ave SE Bothell, WA 98021, Snohomish County Parcel No. 27053200303000, 27053200303100, and 27053200303200

**Case Number:** SUB2019-15176, SEP2019-15177, PUD2019-15179

**Lead Agency:** City of Bothell

**Mitigating Measures:** The City of Bothell codes governing traffic impacts, critical areas protection, aesthetic impacts, land use, performance standards, construction and improvement of City streets, drainage control and building codes will provide for substantial mitigation of impacts identified in the environmental checklist. The City of Bothell will not require any additional mitigation measures under SEPA.

**Environmental Impact:** The State Environmental Policy Act (SEPA) requires that a threshold determination of environmental impact be issued assessing the probable significant adverse environmental impacts of this proposal.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement 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.

**Responsible Official:** Jeffrey N. Smith  
**Position/title:** Development Services Manager / SEPA Responsible Official  
**Address:** 18415 101<sup>st</sup> Avenue NE, Bothell, WA 98011  
**Email and Phone:** jeff.smith@bothellwa.gov; 425-806-6400

**Issue Date: May 4, 2020**

Signature: Jeffrey N. Smith  
Authorized Signature

**Comments and Appeals:** You may comment on this determination in writing, electronically or otherwise, to the SEPA Responsible Official at the contact information above. Comments should concern issues of environmental impact of the project. You may register an appeal of this determination by filing such appeal at the same location identified above. **Comments and appeals must be received no later than 5:00 PM on May 25, 2020.** Public hearings of such appeals will be scheduled upon analysis of the filed appeal. Notice of the time and date of such hearing will be issued separately and within 30 days of the date of the hearing, when such date is established.

With respect to any appeal, you should be prepared to make specific, factual objections. SEPA appeals must be submitted precisely as outlined and detailed in BMC Title 14.02 and BMC Title 11 including payment of the applicable appeal fee. Contact Kirsten Mandt, Planner, (kirsten.mandt@bothellwa.gov) at the Department of Community Development to read or ask about the procedures for SEPA appeals.

The issuance of this DNS should not be interpreted as acceptance or approval of the subject proposal as presented. It only assesses the degree of environmental impact and any mitigation required to reduce that impact below a level of significance. The City of Bothell, in its review for consistency with the requirements of adopted land use codes, reserves the right to approve, deny or condition the proposal pursuant to code.