



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

D. M. Sugimura, Director

CITY OF SEATTLE DETERMINATION OF NON-SIGNIFICANCE BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3006303

Applicant Name: Robert Humble

Address of Proposal: 4050 30th Avenue SW

SUMMARY OF PROPOSED ACTION

Land Use Application to allow two, two-unit townhouse structures (for a total of four units) in an environmentally critical area. Parking for four vehicles will be located within the structures.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05,
Seattle Municipal Code.

SEPA DETERMINATION: DNS DNS with conditions

DNS involving non-exempt grading or demolition or involving
another agency with jurisdiction

BACKGROUND DATA

Site Location: West Seattle Neighborhood

Zoning: Midrise (MR)

Parcel Size: 5,099 square feet

Existing Use: vacant lot

Proposal Description: Construct two, two-unit townhouse structures (for a total of four units) in an environmentally critical area (40 percent steep slope area). Parking for four vehicles will be located within the structures. An environmentally critical areas exemption has been approved for the project under Project #6072687.

Public Comment: Four comment letters were received via email during the comment period which ended February 7, 2007. Concerns were expressed noise, drainage, slope stability, rodents, health, increased demand for onstreet parking, and leaking underground gas tanks.

ENVIRONMENTALLY CRITICAL AREA

The site is located in an environmentally critical area due to 40 percent steep slopes located along the southeast portion of the site. A geotechnical report was submitted and reviewed by DPD's geotechnical engineer. An Environmentally Critical Areas exemption was approved by the Department's geotechnical engineer under project number 6072687. The exemption is based on the fact that the steep slope areas at the southeast portion of the site appeared to be less than 20 feet in height and have been created by previous grading activities. The geotechnical report indicated that the site is blanketed by an approximately 12 foot thick layer of undocumented fill underlain by competent glacial deposits. To facilitate the basement construction, a soldier pile wall with timber lagging likely will be the most economical shoring alternative to support the excavation. A mixed foundation system consisting of 4 inch pin piles and conventional footings is likely the most cost effective approach for the foundation design. No further mitigation of earth impacts will be required.

ANALYSIS – SEPA

The proposal site is located in an environmentally critical area, thus the application is not exempt from SEPA review. However, SMC 25.05.908 provides that the scope of environmental review of projects within critical areas shall be limited to: 1) documenting whether the proposal is consistent with the City's Environmentally Critical Areas (ECA) regulations in SMC 25.09; and 2) Evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations. This review includes identifying additional mitigation measures needed to protect the ECA in order to achieve consistency with SEPA and other applicable environmental laws.

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated [January 5, 2007](#). The information in the checklist, pertinent public comment, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The Department of Planning and Development has analyzed the environmental checklist submitted by the project applicant; and reviewed the project plans and any additional information in the file. As indicated in this analysis, this action will result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part, "*Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to*

achieve sufficient mitigation” subject to some limitations. Short-term adverse impacts are anticipated from the proposal. No adverse long-term impacts on the environmentally critical area are anticipated.

Short-term Impacts

The following temporary or construction-related impacts to the environmentally critical area are expected: 1) temporary soil erosion; and 2) increased vibration from construction operations and equipment. These impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794). Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to applicable SEPA policies.

DECISION

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

CONDITIONS

None required.

Signature: (signature on file) Date: May 17, 2007
Malli Anderson, Land Use Planner