



City of Seattle

Greg Nichols, Mayor

Department of Planning and Development

Diane Sugimura, Director

**CITY OF SEATTLE
DETERMINATION OF NON-SIGNIFICANCE**

Application Number: 3006445
Applicant Name: Andy Parker
Address of Project: 2217 – 3rd Avenue

Land Use Application to allow demolition of a one-story 5,283 sq. ft. building.

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 [SMC] Chapter 25.05). Public notice was published on 6 March 2007. The required public comment period ended on 21 March 2007. No comment letters were received.

DISCUSSION

The Department of Planning and Development has analyzed and annotated the environmental checklist dated 4 January 2007; reviewed the project plans and any additional information in the file. As indicated in the checklist, this action will result in minor adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will generally provide sufficient mitigation. The only further mitigation that is warranted pursuant to SEPA are: 1) for the proponent to notify the Puget Sound Clean Air Authority of building demolition plans, prior to issuance of a demolition permit (including prior to issuance of this MUP, which authorizes demolition); and 2) for the proponent to securely fence the site. Without secure fencing, the vacant lot would be a magnet for activities that would likely increase demand upon public services such as police, fire, and other emergency services. Fencing to be maintained until development permit(s) are issued that obviate need for it.

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 43.21C.030(2)(C)

CONDITIONS – SEPA

Prior to Issuance of Any Permit to Demolish:

1. The owner(s) and/or responsible party(s) shall provide documentation to the DPD Planner that Puget Sound Clear Air Authority has received all information necessary to assess and mitigate likely air impacts.

Prior to finaling of any permit to demolish, and until development permit(s) are issued that obviate need for it:

2. The owner(s) and/or responsible party(s) shall install and maintain secure fencing of the entire site.

Signature: (signature on file) Date: April 5, 2007
Paul Janos, Land Use Planner