



City of Seattle

Gregory J. Nickels, Mayor

**Department of Planning and Development**

D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

<b>Application Number:</b>	3007815
<b>Applicant Name:</b>	Derek Dehaan
<b>Address of Proposal:</b>	5636 18 <sup>th</sup> Ave SW

**SUMMARY OF PROPOSED ACTION**

Land Use Application to restore 1,500 sq. ft. of previously disturbed wetland in an environmentally critical area. Project includes removing 20 cu. yds. of material, and importing 56. cu. yds. of material vegetation restoration and wetland mitigation activities.

The following approval is required:

**SEPA – Environmental Determination - Chapter 23.05 Seattle Municipal Code.**

**SEPA DETERMINATION:** [ ] Exempt [X] DNS [ ] MDNS [ ] EIS  
[ ] DNS with conditions  
[ ] DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

**BACKGROUND DATA**

Site & Area Description

The subject site is a square shaped lot with frontage on 18th Ave SW. The site is approximately 10,488 square feet in area and is zoned Single Family Residential 5000 (SFR 5000). The surrounding lots are all zoned single family residential.

The subject site is located within an Environmentally Critical Area designated by the City of Seattle. The subject site contains a wetland backyard of the subject site that contains small, narrow, digressional, forested wetland with its lowest point slightly inside the east property line. The backyard is located on the east side of the lot.

Proposal

The project proposal consists of restoring 1,500 square feet of previously disturbed wetland in an environmentally critical area. The wetland was previously disturbed with fill being placed in the backyard. The proposal includes removing approximately 20 cubic yards of material and importing 56 cubic yards of material, vegetation and restoration all encompassed in a wetland mitigation plan drawn up by a Certified Wetland Biologist.

Public Comment:

Date of Notice of Application:	July 24, 2008.
Date End of Comment Period:	August 6, 2008.
# Letters	0
Issues:	No comment letters where received for this project.

**ANALYSIS - SEPA**

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant (dated December 26, 2007) and annotated by the Land Use Planner. The information in the checklist, the supplemental information submitted by the applicant and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

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, 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. Under such limitations/circumstances (SMC 25.05.665) mitigation can be considered.

Short-term Impacts

Construction activities could result in the following adverse impacts: construction dust and storm water runoff, erosion, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, occasional disruption of adjacent vehicular and pedestrian traffic, and a small increase in traffic and parking impacts due to construction workers’ vehicles. Existing City codes and ordinances applicable to the project such as: The Noise Ordinance, the Stormwater Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code, would mitigate several construction-related impacts. Following is an analysis of the air, water quality, streets, parking, and construction-related noise impacts as well as mitigation.

The Street Use Ordinance includes regulations that mitigate dust, mud, and circulation. Temporary closure of sidewalks and/or traffic lane(s) would be adequately controlled with a street use permit through the Transportation Department, and no further SEPA conditioning would be needed.

### Long-term Impacts

Long-term or use-related impacts are also anticipated from the proposal: increased surface water runoff from greater site coverage by impervious surfaces; increased bulk and scale on the site; increased demand on public services and utilities; increased light and glare; loss of vegetation; and increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope.

The long-term impacts are typical of multifamily structures and will in part be mitigated by the City's adopted codes and/or ordinances. Specifically these are: Storm-water, Grading and Drainage Control Code (storm-water runoff from additional site coverage by impervious surface); Land Use Code (height; setbacks; parking); and the Seattle Energy Code (long-term energy consumption). Additional land use impacts which may result in the long-term are discussed below.

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increase in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant.

### CONCLUSION - SEPA

In conclusion, several adverse effects on the environment are anticipated resulting from the proposals which are non-significant. The conditions imposed below are intended to mitigate specific impacts identified in the foregoing analysis, or to control impacts not regulated by codes or ordinances, per adopted City policies.

### DECISION - SEPA

This decision was made after review by the responsible official on behalf of DPD as the lead agency of the 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).
- [ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment with respect to transportation, circulation, parking. An EIS limited in scope to this specific area of the environment was therefore required under RCW 43.21C.030(2)(C).

### SEPA CONDITIONS

None.

Signature: \_\_\_\_\_ (signature on file)  
Laura Kim, Land Use Planner  
Department of Planning and Development  
Land Use Services

Date: August 14, 2008