



City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

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

Application Number: 3010360
Applicant Name: David Kehle
Address of Proposal: 13 South Nevada Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 5,600 square foot addition to an existing 13,573 square foot manufacturing (B&G Machine) building for a total of 19,173 square feet. No change in parking is proposed.

The following approval is required:

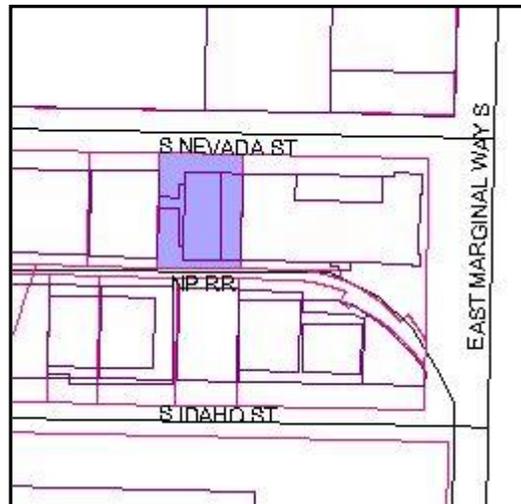
SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code.

- SEPA DETERMINATION:** Exempt DNS 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 nearly square shaped, that has frontage along South Nevada Street to the north. The site also abuts a 15 foot wide abandon Union Pacific Railroad right-of-way to the south. The proposal combines two development parcels into one, occupying a land area of approximately 45,720 square feet in the General Industrial One zone with an Eighty-five foot height limit (IG1 U/85). The



parcel addressed, 13 South Nevada, is currently developed with a one-story commercial building with accessory parking adjacent to South Nevada Street. The building was constructed in the 1950's and currently supports manufacturing use. The one-story structure addressed at, 11 South Nevada, was constructed in the late 1070's and supports warehouse use.

The combined subject site is essentially built out with two existing structures and paved surface areas with areas of landscaping along South Nevada Street. The site is flat with no discernable characteristics other than the canopy connecting the forty-foot separation between buildings.

Zoning in the immediate vicinity is General Industrial One (IG1). The uses in the vicinity are typical for industrial areas in this part of Seattle, industrial and office uses, Cargo terminal, manufacturing and wholesale sales supported with small retail, eating and drinking establishments. The Duwamish River is located approximately 1,000 feet west of the development site. East Marginal Way South, 300 feet due east, is a primary arterial corridor moving traffic effectively north and south along the eastside of the Duwamish River to the interstate system.

Proposal Description:

The applicant proposes a 5,600 square foot addition, set between two existing one-story buildings, to establish one development site. The increased gross floor area for the building addressed at 13 South Nevada will total 19,173 square feet. The two building with share common internal openings to allow greater efficiency of operation, the combined gross floor will total approximately 39,949 square feet. The project includes removal of an existing canopy connecting two buildings. No change in parking is proposed.

Public Comment:

Date of Notice of Application:	November 19, 2009
Date End of Comment Period:	December 2, 2009
# Letters	0
Issues:	No comment letters where received for this project.

SEPA DETERMINATION

The initial disclosure of the potential impacts from this project was made in the environmental checklist prepared by David Kehle, applicant on October 1, 2009, and supplemental information in the project file submitted by the applicant. The information in the checklist, supplemental information, and the experience of the lead agency with review of similar projects forms 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, 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. Under such limitations or

circumstances (SMC 25.05.665 D), mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate. Short-term and long-term adverse impacts are anticipated from the proposal.

Short-term Impacts

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 increases 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.

Archaeology

The SEPA Overview Policy (SMC 25.05.665) and the SEPA Historic Preservation Policy (SMC 25.05.675 H) allows the reviewing agency to mitigate impacts associated with a potentially significant archaeological site. Maps on file at DPD indicate that the subject site is within 200 feet of the U.S. Government Meander Line. Since the applicant is proposing to excavate and remove unstable soil during construction, pursuant to SEPA and Director's Rule 2-98, conditioning will be required to mitigate adverse impacts to any inadvertently discovered archaeologically significant resource. These mitigation measures and conditions are listed below:

1. The owner shall insure that the contract documents for their general, excavation and other subcontractors shall include reference to regulations regarding archaeological resources (RCW 26.53, 27.34, 27.44, 79.01, 79.90 and WAC Chapter 25.48 applicable) and DR 2-98 and that construction crews will be required to comply with these regulations.
2. If resources of potential archaeological significance are encountered during construction or excavation, the owner shall:
 - A. Have the contractor stop work immediately and notify DPD (Bradley Wilburn, 206.615.0508 or Land Use Supervisor) and the Washington State Archaeologist in Olympia. The procedures outlined in Appendix A of DR 2-98 shall be followed.
 - B. Abide by all regulations pertaining to discovery and excavation of Archaeological resources, including but not limited to RCW Chapters 27.34, 27.53, 27.44, 79.01 and WAC Chapter 25.48 as applicable or their successors.

Long-term Impacts

Long-term or use-related impacts are also anticipated, as a result of approval of this proposal including: increased traffic in the area and increased demand for parking due to maintenance of the facility; and increased demand for public services and utilities. These impacts are minor in scope and do not warrant additional conditioning pursuant to 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 - SEPA

The owner(s) and/or responsible party(s) shall:

Prior to issuance of permits to demolish, grade, or construct:

1. The owner shall insure that the contract documents for their general, excavation and other subcontractors shall include reference to regulations regarding archaeological resources (RCW 26.53, 27.34, 27.44, 79.01, 79.90 and WAC Chapter 25.48 applicable) and DR 2-98 and that construction crews will be required to comply with these regulations.
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Signature: _____ (signature on file) Date: May 24, 2010
Bradley Wilburn, Land Use Planner
Department of Planning and Development
Land Use Services

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