



City of Seattle

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**

Application Number: 3013284
Applicant Name: Robert King
Address of Proposal: 8640 25th Ave SW

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a Revegetation Management Plan and 300 cubic yards of grading in an environmentally critical area.

The following approval is required:

SEPA – Chapter 25.05 Seattle Municipal Code for excavation and construction in an Environmentally Critical Area.

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

BACKGROUND DATA

Site Description

The site consists of two adjacent parcels immediately northwest of the intersection of 25th Ave SW and SW Trenton St. The two parcels total 51,578 square feet. The north lot is zoned Lowrise 3 (LR3). This south lot is split-zoned Lowrise 3 and Single Family 7,200 (SF 7200). The parcels are undeveloped with vegetative cover predominantly consisting of blackberry, red alder, black cottonwood, and willow species. A very small 296-square-foot wetland is located in the southwest corner of the south lot.

Surrounding Area Description

The adjacent area is zoned SF 7200, Lowrise 2, and Lowrise 3 with established single and multi-family residences.

Project Description

The applicant is proposing to remove Himalayan blackberry and clear a 36,844-square-foot area on the two adjoining parcels. Grading will be limited to spreading existing piles of earth in a 5,347 square-foot section of the cleared area. No trees will be removed and no new material will be hauled to the site. Cleared and graded areas will be revegetated predominantly with grass. A small (296 square feet) Category 4 wetland will be filled. Impacts to the wetland will be mitigated by planting an area with native vegetation equal in size to that of the filled wetland, as required by SMC 25.09.160.C.3.b.

Public Comments

The application was deemed complete on May 29th, 2012, and notice of application was sent on June 7th, 2012. The 14-day public comment period ended on June 20th 2012. No comments were received.

ANALYSIS – SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant and dated May 29th, 2012. The information in that checklist, associated plans and reports, public comment, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The project site is located an environmentally critical areas (wetland) and therefore, 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 evaluating the need for additional mitigation measures needed to protect the ECA in order to achieve consistency with SEPA and applicable environmental laws.

The Department of Planning and Development has reviewed and analyzed the environmental checklist submitted by the project applicant, the accompanying project plans and geotechnical report and determined that this action will not result in significant adverse impacts to the environment. Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

Short-term Impacts

The following temporary construction-related impacts are expected: site grading and preparation for planting native plants and grass may expose soil leading to increased soil erosion and sedimentation during grading and following plant installation until the new vegetation is established on site. These impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794).

Several adopted codes and/or ordinances provide mitigation for the identified impacts. The Grading Code (SMC Chapter 22.170) requires that soil erosion control techniques be in place for the duration of the land disturbing activities. The Regulations for Environmentally Critical Areas (SMC Chapter 25.09), with a stated purpose of avoiding adverse environmental impacts, regulate all activities within ECAs. These regulations allow development in Category 4 wetlands less than

1,000 square feet, provided a prescriptive mitigation option is implemented. The plans provided demonstrate that the mitigation option provided by SMC 25.09.160.C.3.b will be implemented to meet this mitigation requirement. Compliance with applicable provisions of these codes will minimize or eliminate short-term impacts to the environment. Therefore, no further conditioning pursuant to SEPA policies is warranted.

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 due to the relatively minor contribution of greenhouse gas emissions from this project.

Long-term Impacts

Long-term impacts from the vegetation removal and grading activities are anticipated to be limited to temporary loss of native and non-native vegetative cover. After the clearing and grading, there will be an increased potential for erosion until new vegetation is established. However, all applicable temporary erosion and sedimentation control best management practices, as specified in the DPD standard post construction soil management plan, will be employed to ensure that erosion potential is minimized until new vegetation cover is established. After the revegetation and other site work are completed, the potential for long-term significant adverse environmental impacts is not expected. The applicant has provided a maintenance plan to ensure installed wetland mitigation plantings are properly cared for and specifications for replacing plants that do not survive. As possible long-term impacts are expected to be adequately mitigated through compliance with the Environmentally Critical Area regulations and Grading and Code, no further conditioning is warranted.

Once completed, this project will not increase production of carbon dioxide and other greenhouse gas emissions. Therefore, the project is not expected to result in long-term adverse impacts to air quality or contribute to climate change and global warming.

DECISION – SEPA

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).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS – SEPA

None.

Signature: _____ (signature on file)
Seth Amrhein, Senior Environmental Analyst
Department of Planning and Development,
Land Use Services

Date: August 2, 2012

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