



City of Seattle
Edward .B Murray, Mayor

Department of Planning and Development
Diane M. Sugimura, Director

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

Application Number: 3017330
Applicant Name: Julian Weber
Address of Proposal: 1757 18th Ave S

SUMMARY OF PROPOSED ACTION

Land Use Application to allow two-single family residences and one duplex townhouse (for a total of 4 residential units) in an environmentally critical area. Parking for two vehicles to be provided; existing structures to be removed. Environmental Review also includes future unit lot subdivision.

The following approval is required:

SEPA - Environmental Determination pursuant to SMC 25.05

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

BACKGROUND INFORMATION

Zoning: Lowrise 2, LR2

Subject Site Size: 5,502 square feet

Environmentally Critical Areas: Potential Slide Area

Public Notice and Comment Period

The public comment period for this project ended on May 14th 2014. The Land Use Application information is available at the Public Resource Center located at 700 Fifth Ave, Suite 2000¹.

ANALYSIS – SEPA

The proposal site is located in an environmentally critical area identified as a potential slide area. Proposals located in landslide prone areas (i.e. known landslide areas, potential landslide areas, and steep slopes), wetlands, and fish and wildlife habitat conservation areas may require environmental review (SMC 25.05.908), thus this application is not exempt from SEPA review. However, the scope of environmental review of projects within these critical areas is limited to documenting whether the proposal is consistent with the City's Environmentally Critical Areas (ECA) regulations in SMC 25.09, and evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations.

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

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant. The Department of Planning and Development (DPD) has analyzed the environmental checklist submitted by the project applicant, and reviewed the project plans and any additional information in the file and any pertinent comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in adverse impacts to the environment; however, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Construction and operation activities are expected to result in temporary soil erosion or an 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 because they are temporary and/or minor in scope (SMC 25.05.794). No further SEPA conditioning is warranted (SMC 23.05.675.A.).

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 *SEPA Overview Policy* states, in part,

“Where City regulations have been adopted to address environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation”

subject to some limitations (SMC 25.05.665). Applicable codes may include the following: *Stormwater Code* (SMC 22.800-808); *Grading Code* (SMC 22.170); *Street Use Ordinance* (SMC Title 15); *Seattle Building Code*; and *Noise Control Ordinance* (SMC 25.08). Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts.

¹ <http://www.seattle.gov/dpd/toolsresources/default.htm>

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 (Revised Code of Washington (RCW) 43.21C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] *Determination of Non-Significance.* DPD has determined that this proposal does 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).

The lead agency for this proposal has determined that the future subdivision of this property for the purpose of allowing sale or lease of the lots will not have a probable significant adverse impact on the environment and is consistent with ECA regulations. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

CONDITIONS – SEPA

None.

Signature: _____ (signature on file) Date: July 17, 2014
Colin R. Vasquez, Senior Land Use Planner
Department of Planning and Development

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