

ATTACHMENT I:

MDNS



Planning and Development Services

17544 Midvale Avenue N.
Shoreline, WA 98133-4921
(206) 546-1811 ♦ Fax (206) 546-8761

SEPA THRESHOLD DETERMINATION MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) Preliminary Formal Subdivision of Shoreline Townhomes (formerly known as Echo Lake Townhomes)

PROJECT INFORMATION

Date of Issuance:	February 7, 2006
Proposed Project Description:	18-unit attached townhome subdivision comprised of 4 buildings on a site with a Type II wetland.
APPLICANT/AUTHORIZED AGENT:	Prescott Homes, Inc. (Greg Kappers)
PROPERTY OWNER:	Frontier Investment Company, Inc. (Rob Hill)
APPLICATION FILE NUMBERS:	201478/108437
Location:	1160 N 198 th Street
Parcel Numbers:	2227300070 & 2227300071
Comprehensive Plan Land Use Designation:	High Density Residential
Zoning:	R-48; Residential; 48 units/acre
COMMENT PERIOD DEADLINE:	5:00 p.m. Tuesday, February 21, 2006

THRESHOLD DETERMINATION: Mitigated Determination of Nonsignificance (MDNS)

The City of Shoreline has determined that the proposal, as modified by the required mitigation measures and the requirements of the Shoreline Development Code, will not have a probable significant adverse impact on the environment and that an environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after visits to the project site, review of the environmental checklist, wetland delineation, wetland and buffer enhancement plan, drainage review, site plan, civil construction plans, landscaping plan, and other information on file with the City. This information is available for review to the public upon request at no charge.

This project will require preliminary plat approval by the City Council, issuance of a site development permit and building permits with associated mechanical and fire protection permits. A Notice of Application for the preliminary formal subdivision was issued on November 23, 2005 and a Revised Notice of Application was issued December 1, 2005. Issuance of this Threshold Determination does not constitute preliminary subdivision or permit approval.

MITIGATION MEASURES REQUIRED UNDER SEPA SUBSTANTIVE AUTHORITY The following conditions are required to clarify and change the proposal in accordance with WAC 197-11-350:

1. Prior to permit issuance a HPA permit from the State of Washington Department of Fish and Wildlife shall be obtained for work to be done within Echo Lake. The work shall include removal of the portion of an existing concrete bulkhead above the mean highwater mark and recently deposited debris within 20 feet of the shoreline.
2. The October 2005 Echo Lake Townhomes Wetland and Buffer Enhancement Plan prepared by Adolfsen Associates, Inc. shall be revised, submitted and approved by the City, to include:
 - Facilities, such as non sight-obscuring fences and signage, to discourage and/or limit pedestrian access to the wetland and buffer area.

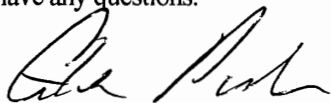
- Signs to be placed no more than 50 feet apart along the edge of the wetland buffer stating, "This area has been identified as a wetland and wetland buffer by the City of Shoreline. Access is prohibited. Activities, including clearing and grading, removal of vegetation, pruning, cutting of trees or shrubs, planting of nonnative species, and other alterations may be prohibited. Please contact the City of Shoreline Department of Planning & Development Services (206) 546-1811 for further information."
 - A boardwalk through the buffer area to a viewing platform located within the buffer adjacent to the delineated wetland area, to restrict the inevitable pedestrian intrusions into the buffer to a set path and gathering area.
3. Prior to occupancy the revised wetland and buffer enhancement plan shall be implemented.
 4. Monitoring of the wetland and its buffer by a qualified biologist in compliance with SMC 20.80.350 shall be implemented including submitting monitoring reports:
 - Upon completion of the wetland and buffer enhancement plan;
 - 30 days after planting;
 - Twice annually for the early growing season (no later than May 31) and the end of the growing season (no later than September 30) during Monitoring Years 1 and 2.
 - Once annually for the end of the growing season (no later than September 30) during Monitoring Years 3-5.
 5. Low Impact Development design, in compliance with the 2005 King County Surface Water Design Manual, substantially in conformance with civil construction plans submitted Nov. 8, 2005, shall be constructed.
 6. Remediation as described in the August 22, 2005 Environmental Site Assessment of the subject site by Earth Solutions NW, LLC, shall be completed prior to building permit issuance. Remediation required shall include:
 - Decommission/removal by a licensed professional in a manner in conformance with relevant regulatory requirements of the 500-gallon underground storage tank on the site; and
 - A Phase II investigative remediation including, but not limited to, removal of impacted soils – approximately 5-10 cubic yards of soil in the area where a 55-gallon drum was found – followed by confirmation sampling to ensure no contaminated soils remains. The impacted soils shall be disposed of at a permitted facility. A report conforming to the State of Washington Department of Ecology procedures shall be sent to the City of Shoreline.

Note: the City may also require minor modifications to the project proposal to comply with specific standards contained in the Shoreline Municipal Code, including Chapter 20.80 - Critical Areas.

The SEPA mitigation measures required for this project are based on the policies in the Shoreline Comprehensive Plan, SEPA policies, and regulations in the Shoreline Municipal Code as provided under SMC 20.30.670. Please see the Shoreline Comprehensive Plan (e.g. Policies LU87, LU91, LU111, LU115, LU117, LU120, LU121, AND LU124), RCW 43.21C.020, and SMC Chapter 20.80 for more information about the sources of SEPA Substantive Authority. SEPA conditions supplement the existing requirements of the Shoreline Municipal Code. Please note that additional project conditions will be required based on the application of code standards to this project, e.g. critical areas and enhanced buffers shall be placed in a separate tract on which development is prohibited or similarly preserved through a permanent protective mechanism acceptable to the City.

PUBLIC COMMENT AND APPEAL INFORMATION

The City will not act on this proposal until the end of the SEPA comment/appeal period. Written comments on the SEPA Threshold Determination must be received by 5:00 p.m. Tuesday, February 21, 2006. Please send written comments to Glen Pickus, Project Manager, at 17544 Midvale Avenue North, Shoreline, WA 98133-4921. Issuance of the Threshold Determination does not constitute approval of the project. This project will require an open record public hearing before the Planning Commission and a decision by the City Council at a public meeting. The threshold determination may be appealed by a party with standing within 14 calendar days following the effective date of this determination. If an appeal is filed, the City will schedule an open record public hearing to be conducted by the Hearing Examiner. Appeals, including a \$390.00 fee, must be filed in writing with the City Clerk's Office located at 17544 Midvale Ave. N. Please contact Glen Pickus, Planner II, at (206) 546-1249 or gpickus@ci.shoreline.wa.us if you have any questions.



Glen Pickus, Planner II, Dept. of Planning & Development Services, City of Shoreline

2-6-06

Date