

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The proposed project is for a detached wood-framed garage with a footprint of 44 feet by 60 feet. Conventional spread and column footings and slab-on-grade floors are proposed. The garage would be located on a residentially zoned 3-acre lot. The existing detached garage would be removed. Applications for SEPA review, critical areas review, a grading permit, and a building permit have been submitted. Woodmont Creek and its ravine sidewall are located on or near the property. Approximately 5,000 square feet would be cleared and 99 cubic yards of gravel would be added for a new driveway.

Proponent: Don Kroupa

Location of proposal, including street address, if any: 1404 South 268th Street; parcel 9537200037

Project File No: LUA2017-0003

Lead Agency: City of Des Moines

The City of Des Moines has determined that the above-described proposal does not have a probable significant adverse impact on the environment. 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.

Written comments concerning the DNS may be submitted to the Des Moines Planning, Building, and Public Works Department, located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., 8/31/17. Comments should discuss specific environmental issues associated with this proposal and identify how the DNS does or does not address those issues.

Responsible Official:

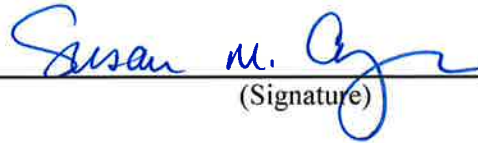
Susan Cezar, LEG

Position/Title:

Community Development Director
21630 11th Avenue South, Suite D
Des Moines, WA 98198

8/16/2017

(Date)


(Signature)

Project Lead Contact: Jason Woycke – Land Use Planner II; Phone 206-870-6551
Email Address: jwoycke@desmoineswa.gov

AGENCY APPEAL

APPEAL: Any agency or person may appeal this SEPA determination by filing a written appeal with the Des Moines City Clerk. Such appeal must be filed within ten (10) days of the date this Determination of Nonsignificance (DNS) is final and shall be consistent with all provisions of sections 16.05.300 and 18.240.170, if applicable, of the Des Moines Municipal Code. The last date for filing such an appeal as to this proposal will be 4:30 p.m. on 9/11/17. Procedural determinations include the adequacy of the DNS, whether proper notice has been given, and whether the commenting period has been observed. The pendency of a procedural appeal shall stay any action on a permit/approval until a final determination on the appeal is issued by the Hearing Examiner; except if the City Council is required to issue the determination of the underlying permit/approval. In such cases, the City Council will issue the final determination of the appeal concurrently with its determination on the underlying permit/approval.

ENVIRONMENTAL CHECKLIST

Fee: \$400.

File No. LU# 2017-0003

Receipt #: REC ~~02109~~ 02291

Date Received: _____



A. BACKGROUND

1. Name of proposed project, if applicable: CADY GARAGE
2. Name of applicant: DON KROUPA
3. Address and phone number of applicant and contact person:
DON KROUPA 26043 MARINE VIEW DR. S. DES MOINES
206 550 6227
4. Date checklist prepared: 5-23-17
5. Agency requesting checklist: CITY DES MOINES
6. Proposed timing or schedule (including phasing, if applicable):
SUMMER OF 2017
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. NO
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
① Stream Assessment Report by H&S Consulting.
② Geotechnical Report by JJA, Inc.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
NO

10. List any government approvals or permits that will be needed for your proposal, if known.

Critical Area Review
SEPA Review
Grading Permit
Building Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

GARAGE WITH GRAVEL DRIVEWAY

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

1404 S. 268th St.
Des Moines, WA
98193

1404 S. 268TH

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

b. What is the steepest slope on the site (approximate percent slope)?

24 TO 14

40% per the JJA, Inc. geotechnical report.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Alderwood gravelly sandy loam (AgC) per the geotech report.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. NO

The geotech report confirms that there are no signs of previous slope instability or failures.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. GRAVEL FOR DRIVE

The grading permit indicates that approx. 99 cu. yds. of gravel fill will be used for the driveway.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. RAIN

The project shall comply with the TESC Regs. in the 2016 R.C. Surface Water Design Manual

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

1.7%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

GRASS, SILT FENCE

The project shall comply with the TESC requirements in the 2016 King County Surface Water Design Manual and the King County Stormwater Pollution Prevention Manual as adopted by Chapter 11.08 DMAC.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NONE

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NONE

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

NA

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Per the Stream Assessment Report by H&S Consulting, a Type Ns stream is located (Woodmont Creek) north of the property and a Type Np stream is located along the west property line.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

NO

Both above described streams and their required buffers are outside the project work area per the stream report.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NA

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. NA

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. NA

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

2x10 GRAVEL TRUNCH FOR DISPERSION

2) Could waste materials enter ground or surface waters? If so, generally describe. NO

3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: VEGETATED STRIP

4. Plants

a. Check or circle types of vegetation found on the site:

_____ deciduous tree: alder, maple, aspen, other

_____ evergreen tree: fir, cedar, pine, other

- _____ shrubs
- ✓ grass
- _____ pasture
- _____ crop or grain
- _____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- _____ water plants: water lily, eelgrass, milfoil, other
- _____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

GRASS

c. List threatened or endangered species known to be on or near the site.

NA

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: GRASS

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other: NONE
- fish: bass, salmon, trout, herring, shellfish, other: NONE

b. List any threatened or endangered species known to be on or near the site.

NA

See attached City comments.

c. Is the site part of a migration route? If so, explain. NA

See attached City comments.

d. Proposed measures to preserve or enhance wildlife, if any: NA

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

NO

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

NONE

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

NO

If so, describe.

1) Describe special emergency services that might be required.

NA

2) Proposed measures to reduce or control environmental health hazards, if any:

NA

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

730-4 EXCAVATOR

Hours of construction per DMMC 14.01.100

3) Proposed measures to reduce or control noise impacts, if any:

NONE

8. Land and shoreline use

What is the current use of the site and adjacent properties?

SINGLE FAMILY

b. Has the site been used for agriculture? If so, describe.

NO

c. Describe any structures on the site.

ONE ORIGINAL HOME + A NEWER DETACHED GARAGE TO BE REMOVED

d. Will any structures be demolished? If so, what?

A DETACHED GARAGE

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

e. What is the current zoning classification of the site? *RS 9600* *R-SE zone*

f. What is the current comprehensive plan designation of the site? *SF - Single Family*

g. If applicable, what is the current shoreline master program designation of the site? *N/A*

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. *Streams per the stream report, Erosion Hazard Area per the City, Ravine Sidewalk and Hillside per the geotech report.*

i. Approximately how many people would reside or work in the completed project? *4*

j. Approximately how many people would the completed project displace? *0*

k. Proposed measures to avoid or reduce displacement impacts, if any: *N/A*

Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *CITY REVIEW* *Proposal shall be in compliance with the Des Moines Municipal Code.*

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *NA* *Proposal is for garage.*

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *NONE*

c. Proposed measures to reduce or control housing impacts, if any: *NA*

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *25', HORIZONTAL BEVEL SIDING*

b. What views in the immediate vicinity would be altered or obstructed?

NONE

c. Proposed measures to reduce or control aesthetic impacts, if any:

Project shall comply with the development standards of Chapter B.55 DMME.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NA

b. Could light or glare from the finished project be a safety hazard or interfere with views?

NO

c. What existing off-site sources of light or glare may affect your proposal?

NONE

d. Proposed measures to reduce or control light and glare impacts, if any:

NA

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

NONE

b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

NA

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NA

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NA

Applicant shall contact the WA Office of Archaeology & Historic Preservation and the City of Des Moines if objects are unearthed during construction that may be culturally significant.

c. Proposed measures to reduce or control impacts, if any: *NA*

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

S, 268TH ST.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? *NA*

c. How many parking spaces would the completed project have? How many would the project eliminate? *2*

None to be eliminated.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). *NO*

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *NA*

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. *0*

g. Proposed measures to reduce or control transportation impacts, if any: *NA*

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. *NO*

b. Proposed measures to reduce or control direct impacts on public services, if any. *NONE*

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

NA

Electric (existing for single-family residence)

C. SIGNATURE

I swear under penalty of perjury that the information provided above is true and correct. I understand that the Des Moines SEPA Official is relying on the thoroughness and accuracy of the completed information to make his/her decision.

Signature: Donald D. Lay Date: 5-25-17

STATE OF WASHINGTON)

COUNTY OF King) ss.

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 25th day of May, 2017, Donald D. Krumpal personally appeared before me, to me known as the individual(s) empowered to execute the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

David C. Steen Notary Public in and for the State of Washington residing at King. My commission expires 8/29/17.



ADMINISTRATION ONLY:

Administrative review by: Jason Woycke
Title: Planner II
Date: 8/1/17

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

N/A

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



ADDITIONAL CITY OF DES MOINES SEPA CHECKLIST COMMENTS

5.b. List any threatened or endangered species known to be on or near the site.

The following species are known to utilize the greater Des Moines Area:

Bald eagles have been known to utilize the Puget Sound area for foraging and roosting. There are bald eagle nesting sites in Des Moines. (City of Des Moines, 2005). However, there is no suitable marbled murrelet nesting habitat, coniferous forests, at or near the Marina District.

Bull trout and Chinook salmon use Puget Sound as part of their migratory corridor. Critical habitat for Chinook salmon extends from the Puget Sound shoreline out to the maximum depth of the photic zone. Bull trout critical habitat extends offshore to a depth of 10 meters. Both fish may use the areas near the mouth of Des Moines Creek, for foraging habitat (City of Des Moines, 2005). Pursuant to the City's 2006 Critical Area Inventory, portions of the Des Moines Creek provide fish habitat.

The presence of humpbacked whales within the vicinity of the project site is considered rare.

Stellar's sea lion are known to occur frequently within Puget Sound, but are typically found further north. There is no known marine mammal habitat within the Beach Park (City of Des Moines, 2005).

In late 2005, the distinct population segment of the Southern Resident killer whale (*Orcinus orca*), commonly referred to as Orcas, was listed as endangered under the Endangered Species Act. On November 28, 2006, the entire Puget Sound was designated as Critical Habitat for the Orcas (NOAA, 2006).

5.c. Is the site part of a migration route? If so, explain.

Adult salmonids migrate through the Puget Sound adjacent to Beach Park and then into Des Moines Creek. Juvenile anadromous salmonids migrate from spawning areas within Des Moines Creek then to the Puget Sound.

The Puget Sound is also a migratory route for several other species, including the humpbacked whale, orcas, and bull trout. These species are not known to reside or forage within the Des Moines Creek. The City of Des Moines is also located in the Pacific Flyway used by migratory birds.