



# CITY OF SEATAC

## SEPA NOTICE



### DETERMINATION OF NONSIGNIFICANCE FILE SEP19-0003

**DESCRIPTION OF PROPOSAL:** Approximately 2500 cubic yards of cut and approximately 1000 cubic yards of fill material will be used to prepare the site for building construction related to the short subdivision (SUB18-0007) of a 517,296 square foot parcel to be divided into nine single family lots and four tracts. Tract A contains a stormwater facility; Tract B & C labeled “open space” containing critical areas of steep slopes (40% or greater) and two streams (Stream Y Class 3 and Stream Z Class 2 without salmonid presence). All critical areas are contained within the Tracts and buffers have been established in accordance with SMC 15.700 in addition to building setbacks. Tract D contains a private access road. Associated work includes a stormwater outfall and dissipation structure within the buffer of Stream Z as allowed per SMC 15.700.340.E.1. The applicant has committed to alter his design proposal to avoid any additional possible impacts of the stormwater infrastructure in the buffer as shown in plans STE19-0005.

**PROPONENT:** Troy Schmeil  
Sapphire Homes, Inc.  
16834 S.E. 43<sup>rd</sup> Street  
Bellevue, WA 98006  
callidusland@comcast.net  
(425) 818-8829

**LOCATION:** Tax parcel # 262304-9013. Headed North on Military Road South, take a right on South 175th Street. Access to parcel will be via an extension of a private road from the end of South 175th Street.

**LEAD AGENCY:** City of SeaTac

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment, and 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.

**COMMENT PERIOD:**

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for **14 days** from the date of issuance. Comments must be submitted by **5:00 P.M. on July 5, 2019**. Detailed information is available to the public upon request. CONTACT: Alena Tuttle at 206-973-4841/atuttle@seatacwa.gov.

**APPEAL PERIOD:**

Any person wishing to appeal this determination may file such an appeal to the SeaTac City Clerk within **ten (10) days** from the end of the comment period. All appeals of the above determination must be filed by **5:00 P.M. July 15, 2019**. **THERE IS A FEE TO APPEAL THIS DETERMINATION (SEE CITY OF SEATAC FEE SCHEDULE).**