

Environmental Permits and Approvals Guide Addendum 1

The following additions and revisions reflect additional information relating to permits and approvals that have been identified since the Environmental Permits and Approvals Guide (Guide) was issued in April 2006 or where information presented in the guide has since been determined to be erroneous.

Landmark Building Approval

The information in this section of the Guide was inaccurate and should be disregarded. The following text should completely replace this section of the Guide.

The Seattle Department of Neighborhoods and Landmarks Preservation Board must be consulted regarding landmarks that may be affected by the project (SMC 25.12). A similar process to the Pioneer Square Historical District is required for this approval (i.e., Certificate of Approval). A Certificate of Approval is written authorization, which must be issued by the Landmarks Preservation Board before any alteration or significant change may be made to the landmark structure or site (SMC 25.12.080).

The process for this approval is to submit a Certificate of Approval application, typically along with other associated permits for the proposed activity (for example, MUPs, Street Use, etc.). The application is reviewed for completeness and once it is deemed complete then the process proceeds. Within 30 days after the application is deemed complete, the Board holds a meeting to discuss the application. When landmarks are designated there is a Controls and Incentives Agreement. “Controls” define those features of the landmark to be preserved and outlines the Certificate of Approval process for changes to those features. Thus, the Board considers those in its decision (incentives include zoning variances, building code exceptions and financial incentives for preserving/restoring features of the structure or site).

After consideration of the Controls and Incentives governing the particular landmark, the Board then issues a written decision granting, granting with conditions, or denying a Certificate of Approval and provides this decision to the applicant and DPD. The decision includes an explanation of the reasons for the Board’s decision. This occurs no later than 45-days from the date that the Certificate of Approval is determined to be complete.

Survey Monument Removal Approval

It is likely that there will be a need to move, alter, or replace survey monuments. An approval is required from the Washington Department of Natural Resources before an official survey monument may be removed (WAC 332-120). They must be replaced or made up for by placing additional monuments and geo-referencing them into the Washington Coordinate System. The application (Application for Permit to Remove or Destroy a Survey Monument) requires a licensed surveyor to perform a records search for any monuments in the construction area and the surveyor must submit a plan for how they are going to be replaced. The application form requires indexing information for the monument being affected including the location in the Section, Township, and Range and additional identifiers such as street intersection, plat name, block, lot, etc. Additional requirements include a description of the following: (1) the monument/accessories found marking the position, (2) the temporary references set to re-monument the position (including coordinates where applicable), and (3) the permanent monument(s) to be placed on completion (including the references to the original position). The permit process typically takes several days.

It is possible to request a variance from the requirement to reference the Washington Coordinate System. This requires justification for the request for a variance (the same application form is used).

Traffic Signal Permit

“No traffic control signal or device may be erected or maintained upon any city street designated as forming a part of the route of a primary state highway or secondary state highway unless first approved by the state department of transportation (RCW 46.61.085).” The Traffic Signal Permit is administered by WSDOT. This permit may be required for on and off ramps connected to a tunnel or an elevated structure. The Traffic Signal Permit application requires information specifying the type of signal or device, a warrant analysis (warrants are used to decide if a signal or other device is justified based on traffic volumes, pedestrian use, accident levels, etc.), and supporting data such as vehicle and pedestrian volume counts, projected volumes, speed, gap and accident studies, and a sketch of the intersection. This permit is also required if there is a change in an existing signal or device.

Underground Injection Control (UIC) Rule Authorization

The purpose of this approval is to protect ground water quality from contamination by regulating the discharge of fluids into groundwater (WAC 173-218). For the AWVSRP use of an Underground Injection Control well would require this approval. UIC wells are defined as shallow disposal wells such as a drywell, drainfield or French drain, which can be used to dispose and manage fluids such as wastewater or stormwater runoff (these facilities may be used as part of larger stormwater management systems for example a drywell may be incorporated into a

bioswale). Operation of a UIC well requires registration with Ecology and either a State Waste Discharge Permit (see Section 4.1.3 of the Permit and Approvals Guide) or a rule authorization from Ecology (a Waste Discharge Permit is required if the discharge is wastewater). For the purposes of this section, it is assumed that the UIC wells for the AWVSRP would be for handling stormwater runoff only.

The UIC well would also be required to meet non-endangerment standards. To meet the non-endangerment standard, the movement of fluids such as stormwater that contains contaminants must be prevented, if the contaminant may cause a violation of state water quality standards for groundwater (WAC 173-200). The UIC well must also be constructed, operated, maintained and decommissioned so that ground water quality is protected.

To obtain a rule authorization, a description of the following is required: site location, description of the UIC well, Best Management Practices that will be used to protect groundwater, and other information necessary to show that the UIC well will meet the non-endangerment standards.

New UIC wells used for stormwater management must meet the following conditions:

- Meet any additional ground water protection area requirements as determined by other state laws or local ordinances (other than the State water quality standards for groundwater).
- Not directly discharge into groundwater. This requires a vertical separation between the bottom of the well and the top of the groundwater.
- Meet the non-endangerment standard by showing compliance with the standard prior to placing a new well into service.

Ecology will take one of the following actions within 60 days of the permit application:

- Provide written notification that the UIC well is registered and rule authorized.
- Make contact or conduct a site visit if additional is needed.
- Provide written notification that rule authorization is denied.
- If a reply from Ecology is not received in 60 days, then the well is considered registered.