



City of Enumclaw

Department of Community Development
1309 Myrtle Ave, Enumclaw, WA 98022
Phone: (360) 825-3593 Fax: (360) 825-7232

SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS) **BROWN BEAR CAR WASH DEMOLITION/BUILD (KING CO APN 1920079125)**

File Application Number: LUA2020-0004
Project Name: Brown Bear Car Wash Demolition/Build

Applicant: Barghausen Consulting Engineers for
Car Wash Enterprises, Inc.
18215 72nd Ave S
Kent, WA 98032

Project Description: Environmental review for demolition of an existing, 1,872 square-foot structure with car wash bays, located at 1145 Roosevelt Ave E in the Light Industrial (LI) zoning district. Future new construction of a detached, 2,550-square-foot tunnel bay car wash with equipment room, a 540 square-foot canopy structure for unattended, point-of-sale transactions, two (2) vacuum stations, additional landscaping, and a new trash enclosure is proposed. Site improvements will include grading, cut, and fill for storm water system improvements.

Project Location: 1145 Roosevelt Ave E, Enumclaw, WA 98022

King County Assessor's Parcel Number (APN): 1920079125

Date Submitted: January 30, 2020
Date Application Complete: February 12, 2020
Date of Notice: February 19, 2020
This DNS is issued on: March 18, 2020

Permits/approvals required: City demolition permit (BLD2020-0010) land disturbing activity permit (LDA2020-0001), building permit, City right-of-way permit, and design review approval for site layout.

Studies/Plans Submitted With Application: SEPA environmental checklist, TESC plans, demolition permit application.

Lead Agency: City of Enumclaw, 1309 Myrtle Avenue, Enumclaw, WA 98022.

Responsible Official: Chris Pasinetti, Community Development Director.

Agency Comments:

1. The Puget Sound Clean Air Agency (PSCA) submitted comment regarding projects where demolition of structure(s), earth moving and material handling, heavy equipment operations,

and/or disposing of vegetative matter is to occur, is subject to Puget Sound Clean Air Agency regulations. The requirements may include, but are not limited to the following: Agency Regulation I: Article 8 – Outdoor Burning; Article 9 – Emission Control Standards, Section(s) 9.03, 9.11, and 9.15; Agency Regulation III: Article 4 – Asbestos Control Standards. The applicant provided a copy of the notification of demolition form received by PSCA.

2. Washington State Department of Transportation (WSDOT) submitted comment requesting that the applicant provide information regarding any proposed changes/work affecting Roosevelt Ave E (Highway 410). The applicant provided a written response to WSDOT. WSDOT had no further comments.

Public Comments: The City has not received any comments from the public.

Determination of Non-Significance: The lead agency for this proposal has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A, RCW, and in in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The project as proposed, subject to listed mitigation measures, does not have a probable significant adverse impact. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of the environmental checklist, comments, and other information on file with the lead agency. This information is available to the public on request.

Appeal: This determination is being issued pursuant to WAC 197-11-355 on March 18, 2020. This determination is considered final and subject to appeal upon issuance. Any appeal of this determination must be filed within twenty-one (21) calendar days from the date this determination is issued. A written notice of appeal and appropriate filing fee must be filed with the City Clerk by 4:00 p.m. on the final day of the appeal period.

Date of Issuance: March 18, 2020

Appeal Deadline: April 8, 2020

Administrator of Development Regulations and SEPA Responsible Official



3-10-2020

Chris Pasinetti, Community Development Director
1309 Myrtle Avenue
Enumclaw, WA 98022
Phone 360-615-5726 Email: cpasinetti@ci.enumclaw.wa.us

Date

Distribution List:

- Applicant
- On-site posting
- City of Enumclaw Website
- Land Use Action Bulletin Board posting
- SEPA Register (ECY Environmental Review Section)
- Puget Sound Clean Air Agency
- Washington State Department of Transportation