



# 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) Plateau/Enumclaw Mini-Storage – (APNs 1920079089 and 9090)**

**Permit Application Number:** LUA 2018-0032 (SEPA Review)

**Applicant:** Carl J Sanders Construction Inc.  
2035 Commerce St  
Enumclaw, WA 98022

**Description of Proposal:** The proposal consists of four (4) additional self-storage buildings, drive aisles, stormwater provision and half-street improvements on approximately 8.21 acres.

**Location of Proposal:** The subject project is located at 2035 Commerce Street, northeast of Washington Avenue, in the City of Enumclaw, Washington. SE ¼, SW ¼, SEC.19, T20N, R07E, WM. The project site involves King County Assessor's Parcel #'s 1920079089 & 1920079090.

<b>Dates:</b> This application was originally submitted on:	December 27, 2018
This application was deemed complete on:	January 30, 2019
Date of the Notice of Application:	February 13, 2019
This DNS is issued on:	March 20, 2019

### **Environmental Studies:**

- *SEPA Environmental Checklist* prepared by Scott Clark dated January 9, 2019
- *Geotechnical Report* prepared by Earth Solutions NW, LCC dated September 26, 2018
- *Traffic Impact Analysis* prepared by Heath & Associates, Inc. dated June 9, 2017
- *Technical Information Report* prepared by Larson & Associates, dated December 18, 2018
- *Revised Critical Area Report* prepared by Sewall Wetland Consulting, Inc. dated March 8, 2019

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

**Responsible Official:** Chris Pasinetti, Community Development Director.

### **Agency Comments:**

**MIT-** The Muckleshoot Indian Tribe made comments regarding possible stream, stormwater management and Critical Areas Report modification.

**WDFW -** The WA Department of Fish and Wildlife has noted that there is a ditch located along the northern boundary of the project site that flows east/west. The adjacent properties have wetland input into the ditch which starts approximately 345 feet north of the northeast corner of the ditch, at which

point the ditch would be categorized as a Type 'F' stream. (Email from Ed Sewall & Larry Fisher dated March 4, 2019. See also revised Critical Areas Report, dated March 8, 2019).

**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 project as proposed 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 attached environmental checklist and other information on file with the lead agency. This information is available to the public on request.

**Comment Period and Appeal:** The lead agency issued a combined notice pursuant to WAC 197-11-340(2) on March 20, 2019. This determination is considered final and subject to appeal upon issuance. Any appeal of this determination must be filed within fifteen (15) 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 4:30 p.m. on the final day of the appeal period.

**Date of Issuance:** March 20, 2019

**Comment/Appeal Deadline:** April 4, 2019

**Administrator of Development Regulations and SEPA Responsible Official**



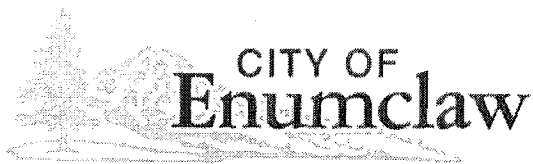
Chris Pasinetti, Community Development Director  
1309 Myrtle Avenue  
Enumclaw, WA 98022  
Phone 360-615-5726 Fax 360-825-7232

3-19-2019

Date

**Distribution List:**

Applicant  
On-site posting  
Land Use Action Bulletin Board posting  
SEPA Register (ECY Environmental Review Section)  
Muckleshoot Indian Tribe  
Enumclaw Fire Department (KCFD#28)



Community Development Department  
1309 Myrtle Avenue  
Enumclaw, WA 98022-3101  
(360) 825-3593

## Environmental Checklist for SEPA Review Application Form (2-14-2017)

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### To be completed by Staff:

Application # \_\_\_\_\_

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Processing Fee: \$350.00 plus public notification costs \_\_\_\_\_

#### A. Staff review determined that project:

- \_\_\_\_\_ Meets categorically exempt criteria.
- \_\_\_\_\_ Has no probable significant adverse environmental impact(s) and application should be processed without further consideration of environmental effects.
- \_\_\_\_\_ Has probable, significant impact(s) that can be mitigated through conditions. EIS not necessary.
- \_\_\_\_\_ Has probable, significant adverse environmental impact(s). An Environmental Impact Statement will be prepared.

\_\_\_\_\_  
Signature of Responsible Official

\_\_\_\_\_  
Date

#### B. Comments:

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#### C. Type of Permit or Action Requested:

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#### D. Zoning District:

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# **SEPA ENVIRONMENTAL CHECKLIST**

**UPDATED 2014**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:*** [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## To be completed by Applicant:

### A. Background [\[help\]](#)

Enumclaw Mini-Storage

1. Name of proposed project, if applicable: [\[help\]](#) \_\_\_\_\_  
Carl J. Sanders Construction Inc.
2. Name of applicant: [\[help\]](#) \_\_\_\_\_
3. Address and phone number of applicant and contact person: [\[help\]](#)

Applicant:  
Carl J. Sanders Construction Inc.  
1327 Cole St  
Enumclaw, WA 98022  
Contact: Jeff Cederholm PE, @ (253) 474-3404

(Note that all correspondence will be mailed to the applicant listed above unless a project contact is designated here and on an addendum attached to this page.)

Agent: Jeff Cederholm PE, @ (253) 474-3404

4. Applicant is (owner, agent, other): \_\_\_\_\_  
October 28, 2018 - Updated January 4, 2019
5. Date checklist prepared: [\[help\]](#) \_\_\_\_\_  
Cit of Enumclaw
6. Agency requesting checklist: [\[help\]](#) \_\_\_\_\_
7. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The development targeted in the spring of 2019. No additional phasing is proposed at this time.

8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

None proposed at this time.

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Potential/anticipated reviews: geotechnical evaluation; traffic impact analysis; critical areas review; land development permitting. It is understood that the previous min-storage phases have also provided environmental information.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known.

11. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

City of Enumclaw: Clearing and Grading, Site Development, Building Permits, Etc. Other permits may include a City of Enumclaw right-of-way permit and a Washington State Department of Ecology NPDES permit.

12. **Project description:** 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 agencies may modify this form to include additional specific information on project description.) [\[help\]](#) (Attach site plans as described in the instructions. Attach extra pages if necessary):

The proposal is for Phase 3 of the Enumclaw Self Storage. The proposed improvements for this project consist of four (4) additional self storage buildings, drive isles to be constructed on Parcel Numbers 1920079089 & 1920079090 on approximately 8.21 acres; with half street frontage improvements anticipated along Commerce Street.

13. **Location:** Give general location of proposed project (street address, nearest intersection of streets and section, township and section).

The site is located to the northeast of the intersection of Roosevelt Ave E and Commerce St.; project is located in the SE1/4 of the SW1/4 of Section 19, Township 20 North, Range 7 East of the Willamette Meridian in Enumclaw, Washington.

14. **Legal description and tax identification number:**

a. Legal description (if lengthy, attach as separate sheet)

Parcel Numbers 1920079089 & 1920079090; POR OF SE 1/4 OF SW 1/4 DAF BEG NE COR LOT 1 ENUM SP #8011 REVISED REC #8103170599 SD PT ON WLY MGN 284TH AVE SE TH N ALG WLY MGN TO SWLY MGN TR CONV TO CITY OF ENUM REC #7208080564 TH NWLY ALG SWLY MGN TO S MGN DD #5 TH W ALG S MGN TAP 580 FT W OF WLY MGN 284TH AVE SE & TPOB TH CONT W ALG S MGN TO W LN SD SUBD TH S ALG W LN TO N LN OF S 770 FT SD SUBD TH E ALG N LN TAP S 1-53-31 W OF TPOB TH N 1-53-31 E TO TPOB LESS POR BEG NE COR THOF TH W ALG N LN TO E LN OF W 330 FT SD SE 1/4 OF SW 1/4 TH S ALG E LN TO S LN OF N 560 FT SD SE 1/4 OF SW 1/4 TH E ALG S LN TAP S 1-53-31 W OF TPOB TH N 1-53-31 E TO TPOB LESS C/M RGTS; and, POR OF SE 1/4 OF SW 1/4 DAF BEG NE COR LOT 1 ENUM SP #8011 REVISED REC #8103170599 SD PT ON WLY MGN 284TH AVE SE TH N ALG WLY MGN TO SWLY MGN TR CONV TO CITY OF ENUM REC #7208080564 TH NWLY ALG SWLY MGN TO S MGN DD #5 TH W ALG S MGN TAP 580 FT W OF WLY MGN 284TH AVE SE & TPOB TH CONT W ALG S MGN DD #5 TO E LN OF W (as reported by the King County Assessor)

b. Tax Identification number:

1920079089 & 1920079090

15. **Existing conditions:** Give a general description of the property and existing improvements, size, topography, vegetation, soil, drainage natural features, etc. (If necessary, attach a separate sheet).

The site is approximately a 8.21 acre site comprised of 2 lots. The property is generally flat . Existing vegetation is primarily comprised of grasses. There do not appear to be any significant trees on the property. Soils primarily consist of Buckley gravelly silt loam.

8.210 AC

16. Site Area (acres and/or square feet): \_\_\_\_\_

~640' X ~550'

Site Dimensions: \_\_\_\_\_

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## B. Environmental Elements

### 1. Earth

- a. General description of the site [\[help\]](#) (circle one): Flat, rolling, hilly, steep slopes, mountains, other:

The site is generally flat.

What is the steepest slope on the site (approximate percent slope) [\[help\]](#)?

~3% or less

- b. 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. [\[help\]](#)

98.3% Buckley gravelly silt loam, 0 to 3 percent slopes; 1.7% Shalcar muck (Natural Resource Conservation Service)

- c. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None known.

- d. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill. [\[help\]](#)

Cut/Fill activities will occur in association with road construct, building pad grading and grading for bioswale and detention pond. ~15,000 CY of Cut; ~15,000 CY of Fill; Sources for fill will be from City approved Sites.

- e. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Erosion is not anticipated with the proposed clearing/grading activities on-site. In order to prevent erosion from occurring, appropriate temporary construction BMP's will be installed prior to the start of any clearing/grading construction activities.

- f. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 89.0% of impervious surface.

- g. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. [\[help\]](#)

Temporary and permanent measures to control erosion include: impervious surface, seeding, sodding, mulching, soil amendment, silt fence, temporary sediment pond, interceptor swales, check dams, construction entrance.

**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. [\[help\]](#)

Typical emissions related to construction activities during mini-storage development. Following building completion, typical emissions related to the development and temporal use of mini-storage facility.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any. [\[help\]](#)

None proposed.

**3. Water**

- a. Surface Water:

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

None known.

- ii. 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. [\[help\]](#)

No

- iii. 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. [\[help\]](#)

None

Evaluation for  
Agency Use Only

Automobile emissions  
from neighboring  
streets.

Manmade ditch  
located along the  
northern boundary of  
the site. A Critical  
Areas Assessment has  
been provided  
indicating no  
wetlands located at  
the site.

Stormwater pond  
outfall will drain into  
ditch

iv. Will the proposal require surface water withdrawals or diversions?

Give general description, purpose, and approximate quantities, if known. [\[help\]](#)

No, none are proposed.

v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No.

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

[\[help\]](#)

No waste material discharges are proposed.

b. Ground:

i. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities, if known: [\[help\]](#)

No.

ii. 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. [\[help\]](#)

No waste material will be discharged to the ground. Sanitary services should not be needed with the development of Phase 3.

c. Water Runoff (including storm water):

i. 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. [\[help\]](#)

Stormwater generated by new impervious and disturbed pervious surfaces will be collected and treated as required by the City and current Department of Ecology stormwater requirements.

- ii. Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No; none anticipated.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: [\[help\]](#)

A storm drainage and TESC plans will be provided pursuant to City and current Department of Ecology requirements.

4. **Plants** [\[help\]](#)

- a. Check or circle types of vegetation found on the site: [\[help\]](#)

- ☐ Deciduous tree: alder, maple, aspen, other \_\_\_\_\_
- ☐ Evergreen tree: fir, cedar, pine, other \_\_\_\_\_
- ☐ Shrubs
- ☐ Grass
- ☐ Pasture
- ☐ Crop or grain
- ☐ Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other \_\_\_\_\_

- ☐ Water plants: water lily, eelgrass, milfoil, other \_\_\_\_\_

None

- ☐ Other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Existing grass will be removed as necessary in order to facilitate construction of the access system, building pads, utilities, and storm drainage improvements, etc.

- c. List threatened or endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

A landscaping plan will be prepared as may be required utilizing City approved plant species for landscaping/street trees as required by the City.

Grass

None

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known.

**5. Animals**

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

Birds: hawk, heron, eagle, songbirds, other:

Typical sparrows

Mammals: deer, bear, elk, beaver, other:

None known.

Fish: bass, salmon, trout, herring, shellfish, other:

None.

- b. List any threatened or endangered species known to be on or near the site. [\[help\]](#)

None known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

None known.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None proposed at this time.

**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. [\[help\]](#)

Typical energy sources associated with commercial mini-storage development; use of electric as necessary.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

None known.

- 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: [\[help\]](#)

None are proposed with the development of this plat. Energy conservation will be addressed at the time of individual building construction.

Buildings will be required to comply with current energy code

**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? If so describe. [\[help\]](#)

None anticipated.

- i. Describe special emergency services that might be required.

None known.

- ii. Proposed measures to reduce or control environmental health hazards, if any:

None proposed.

**b. Noise**

- i. What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)? [\[help\]](#)

None known.

- ii. 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 this site. [\[help\]](#)

Short term: noise associated with infrastructure and building development.  
Long term: noise associated with typical temporal mini-storage vehicle movement.

- iii. Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None proposed at this time.

Will be required to comply with current noise ordinance.

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently vacant. The proposal will compliment and enhance area properties, which include: North: Vacant Light Industrial Zoning; South: Existing Mini-Storage Facility, Light Industrial Zoning; West: Vacant Light Industrial Zoning; and East: Vacant Light Industrial Zoning.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Not known.

- i Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how

No.

- c. Describe any structures on the site. [\[help\]](#)

There are no structures present.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No

- e. What is the current zoning classification of the site? [\[help\]](#)

Light Industrial

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Light Industrial

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

No shoreline designation.

No, Critical Areas  
report prepared by Ed  
Sewell indicates no  
wetlands or critical  
areas.

- h. Has any part of the site been classified a critical area by the city or county? If so, specify. [\[help\]](#)

None known.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

None

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None

- k. Proposed measures to avoid or reduce displacement impacts if any: [\[help\]](#)

None proposed.

- l. Proposed measures to ensure the proposal is compatible with Existing and projected land uses and plans, if any. [\[help\]](#)

City review for project compliance.

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- c. Proposed measures to reduce or control housing impacts, if any. [\[help\]](#)

No measures proposed.



## 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? [\[help\]](#)

Currently, Building "K" is planned to be the tallest building @ 18'-0". The principal exterior building material is planned to be Kynar painted metal.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None known.

- c. Proposed measures to reduce or control aesthetic impacts, if any. [\[help\]](#)

New street trees may be planted along the new roadway. Additional landscaping will also be provided in the storm water facilities, which will provide an aesthetically pleasing environment.

## 11. Light and Glare

- a. What type of light or glare will the proposals produce? What time of day would it mainly occur? [\[help\]](#)

Night-time light produced by the completed project will be typical in nature to other mini-storage developments in the City.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

None known.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None known.

- d. Proposed measures to reduce or control light and glare impacts, if any. [\[help\]](#)

Lighting will generally be downward directed. No other measures are currently being proposed.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediately vicinity? [\[help\]](#)

Enumclaw Park is approximately 2,350 feet southeast of the project site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

None known.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. [\[help\]](#)

None proposed.

### 13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

None known.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

City of Enumclaw GIS Critical Area Mapping, and King County GIS Mapping.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

No measures are currently being proposed at this time. However, in the unlikely event resources are encountered during site development, work will be stopped immediately and the City, State and affected tribe(s) will be contacted.

#### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The project site will be served by Commerce Street, which connects to Roosevelt Avenue East to the south.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

King County Metro Transit Route 915 travels through the intersection of Roosevelt and Griffin, which is approximately 3/4 of a mile southwest of the project.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Upon project site completion (all phases), there will be 8 parking spaces located at the office. In addition, more than adequate on-site parking is provided in front of storage units for loading and unloading. The project will not eliminate any parking spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Half street public improvements along the Commerce Street frontage of Phase 3 is anticipated.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#).

None known.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Average Daily Trips are projected to be 154, with 16 anticipated during the PM peak hour. See the June 9, 2017 Traffic Impact Analysis provided by Heath and Associates.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Pay traffic impact fees as required by the City of Enumclaw, which will be calculated and collected by the City at the time of building permit issuance.

**e. Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

It is not anticipated that any additional public services will be required to service this project.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

The applicant will pay impact fees as may required by the City of Enumclaw.

**f. Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. [\[help\]](#)

Electricity, natural gas, water, refuse service, sanitary sewer.

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. [\[help\]](#)

Electricity and water for fire protection.

**C. Signature [\[HELP\]](#)**

Under penalty of perjury the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signee: \_\_\_\_\_

SCOTT CLARK

Position and Agency/Organization:

Date: \_\_\_\_\_

1/7/19 PLANNER, LARSON & ASSOCIATES

**DO NOT USE THIS SHEET FOR PROJECT ACTIONS**

Evaluation for  
Agency Use Only

**D. Supplemental Sheet for Nonproject Actions**

**[help]**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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?

Not applicable.

Proposed measures to avoid or reduce such increases are:

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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?

Not applicable.

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

Not applicable.

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?

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

# SEPA Submittal Requirements Checklist

## SUBMIT THE FOLLOWING INFORMATION FOR A COMPLETE APPLICATION

- ✓ A. Submit the **original checklist** form and two (2) copies (for a total of 3 copies)  
Along with three (3) copies of each of the following:

1. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development.
2. Site plan (one at original size; the rest reduced to no larger than 11 x 17 inch size)

The site plan must show north arrow and engineering scale; any significant or natural features such as creeks, wetlands, steep slopes; dimensions and shape of lot; location and size of existing and proposed buildings and development, including parking and landscape areas, adjacent streets and points of ingress and egress, and adjacent uses.

4. When appropriate, conceptual building elevations.
5. Conceptual vehicle maneuvering diagram.
6. \$350.00 filing fee plus public notification costs

- ✓ B. Submit three (3) copies of the following when appropriate:

1. Wetland Delineation Report.
2. Geotechnical and Geological Report.

**All maps must be folded to fit into a 10 x 15 inch mailing envelope.**