



PUBLIC NOTICE

NOTICE OF APPLICATION & STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NONSIGNIFICANCE (DNS) FOR FARR LAW GROUP OFFICE BUILDING (APN 2361800325) (OPTIONAL DNS PROCESS)

Permit Application Number: SEPA Environmental Checklist File #15248

Applicant: Zenczak & Partners Architects; B.Z. Zenczak

Description of Proposal: Construction a new 5,150 square foot office structure located at along with associated parking, lighting, stormwater, utility and landscaping on a 10,000 square foot site.

Location of Proposal: 1626 Cole Street (APN 2361800325) the Central Business 2 (CB-2) Zoning District.

Other Permits Required: Approval of the proposed project is premised on the applicant securing the following City permits:
1) Grading; 2) Design Review Board; 3) Building permit; 4) Mechanical/Plumbing, etc.

Dates: This application was submitted: July 2, 2015
This application was deemed complete on: July 13, 2015
This notice was published on: July 22, 2015



Environmental Studies:

- *SEPA Checklist*
Prepared by B.Z. Zenczak, dated July 2, 2015.

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

Determination of Non-Significance: The lead agency for this proposal has determined that it 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 a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comment Period: The lead agency will not act on this proposal for fourteen (14) days from the publication date identified above. **This may be the only opportunity to comment on the environmental impacts of the proposal.** Written comments must be received by 4:30 pm, August 5, 2015. Contact the Community Development Department for copies of the SEPA file.

Comment Period for Other Agencies: This DNS is issued under WAC 197-11-355. Commenting agencies should submit any comments within the above-stated period. Upon request, the City will reconsider its lead agency status, the issuance of this DNS, or any mitigating measures.

Administrator of Development Regulations and Responsible SEPA Official

Erika Shook, Community Development Director
1309 Myrtle Avenue
Enumclaw, WA 98022
Phone 360-825-3593 x.5725 FAX 360-825-7232

07-22-2015
Date



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

Environmental Checklist for SEPA Review Application Form

To be completed by Staff:

Application # 15248

Received by: C Burkhead Date: 7/2/15

Processing Fee: \$350.00 plus public notification costs \$350⁰⁰ - Rec 29634

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.

Jessie Shook
 Signature of Responsible Official

07-22-2015
 Date

B. Comments:

C. Type of Permit or Action Requested:

D. Zoning District:

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]

1. Name of proposed project, if applicable: [help] Farr Law Group Building

2. Name of applicant: [help]: Zenczak & Partners - Architects

3. Address and phone number of applicant and contact person: [help]

3720 6th Avenue, Suite A

Tacoma, WA 98406

(253) 475-0380

Contact: B.Z. Zenczak

(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.)

4. Applicant is (owner, agent, other): Agent

5. Date checklist prepared: [help] June 2015

6. Agency requesting checklist: [help] City of Enumclaw

7. Proposed timing or schedule (including phasing, if applicable): [help]

Start construction Fall 2015

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

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

[help] None

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

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

[help] Building, grading, design review, SEPA, mechanical, energy

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):

The proposal calls for the construction of an approximately 5,150 s.f.,
two-story office building with associated 12 vehicle parking lot.

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

The project is located at the intersection of Cole Street and Myrtle Avenue.

The address is 1626 Cole Street.

NE 1/4 of SW 1/4 SEC 24 – TWP 20N – R6E, W.M.

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

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

Lots 5, 6, 7 and 8, in Block 6 of Supplemental Plat of the Town of

Enumclaw, as per Plat Recorded in Volume 2 of Plats, Page 154, Records

of King County; Situate in the County of King, State of Washington.

Also Known as: Lot A of City of Enumclaw Lot Line Adjustment

No. 07-04 as Recorded Under Recording Number 20070608900004

b. Tax Identification number: 2361800325

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 property is a flat, graveled, empty, 100' x 100' lot.

16. Site Area (acres and/or sq. ft.): 10,000 sf **Site Dimensions:** 100'x100'

17. Schedule: Describe the timing or schedule (include phasing and phasing dates, if possible) _____

The owners hope to start construction by the end of 2015 with a move in date in early summer 2016.

18. Future Plans: Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain: None

19. Permits/Approvals: List all permits or approvals for this project from local, state, federal, or other agencies for which you have applied or will apply as required for your proposal, if known.

No previous applications have been filed by present ownership.

See No. 11 for list of permits and approvals.

20. **Environmental Information:** List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

21. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. _____

None

B. Environmental Elements

1. Earth

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

- b. What is the steepest slope on the site (approximate percent slope) [help]?
1%

- 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. [help]
The top 2 – 3 feet is imported gravelly sand fill. Below is native gravelly, silty sand becoming dense at 4 – 5 feet below existing grade.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
None

- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill. [help]
Approximately 100 cubic yards of material will be disturbed for foundation and utility installations.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
Minor erosion during construction will be temporary and controlled by required measures including silt fences.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
Approximately 85% of the site will be covered by impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. [help]
The site will be professionally engineered by a state registered civil engineer per city standards.



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]

During construction dust and exhaust fumes. After project completion, exhaust will be emitted through normal business traffic.

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

Vehicle emissions

- c. Proposed measures to reduce or control emissions or other Impacts to air, if any. [help]

During construction the site will be watered as necessary to control dust.

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

- 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]

None

- 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

iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known. [\[help\]](#)

None

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. [\[help\]](#)

None

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: [\[help\]](#)

None

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. [\[help\]](#)

None

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. [\[help\]](#)

Water from the project impervious surface will be collected and transferred into the city storm system which flows to Boise Creek.

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

None

d. Proposed measures to reduce or control surface, ground, and Runoff water impacts, if any: _____

The project will be professionally engineered per all applicable governmental 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 _____
- Other types of vegetation _____

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

There is no existing vegetation currently on the property.

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

None

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

The project will be professionally landscaped. The project will incorporate 1,500 s.f. of landscaping where none currently exists.

Storm system will be designed to comply with the 2012 DOK Stormwater Manual as required in the EMC.

- e. List all noxious weeds and invasive species known to be on or near the site. None

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: _____

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

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

- b. List any threatened or endangered species known to be on or near the site. [help] None

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

No

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

The proposed landscaping will enhance the local bird population.

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]

Heating - gas

Cooling - electric

Lighting - electric

Power - electric

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

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: [help]

The project will meet or exceed the Washington 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 _____

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

_____ No special emergency services will be required. ✓

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

None _____

b. Noise

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

[\[help\]](#) Vehicular noise generated by Cole Street, Myrtle Avenue, and an alley. ✓

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

Construction noise – short term _____

Traffic – long term _____

- iii. Proposed measures to reduce or control noise impacts, if any: _____

[\[help\]](#)

None _____

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 has been empty since a fire in the 1990's. The site formerly housed office and retail buildings. The adjacent uses are all office/retail, and the proposed use will not affect the adjoining properties.

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

No

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

None

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

None

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

CB-2

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

Commercial

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

None

Central Business District (2)

- h. Has any part of the site been classified a critical area by the city or county? If so, specify. [\[help\]](#)
No
 - i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
Approximately 12 – 15 people will work in the completed project.
 - 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
 - l. Proposed measures to ensure the proposal is compatible with Existing and projected land uses and plans, if any.
The proposal meets current city comprehensive and zoning codes.
- 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. [\[help\]](#)
None

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? [\[help\]](#)
The building will be approximately 32'-0" tall. Exterior materials will be brick, stucco, metal and glazing.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
None
- c. Proposed measures to reduce or control aesthetic impacts, if any. [\[help\]](#)
None

11. Light and Glare

- a. What type of light or glare will the proposals produce? What time of day would it mainly occur? [\[help\]](#)
No glare from the site will occur toward adjacent properties.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
No
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
Vehicle lights from adjacent streets and alley.
- d. Proposed measures to reduce or control light and glare impacts, if any.
All exterior lighting will be designed to prevent glare and light impacts on adjacent properties.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediately vicinity? [\[help\]](#) Restaurants, bars, and retail shopping downtown. Two parks within a half mile radius (Dwight Garrett & Veterans Memorial) plus the King County Library Park.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
None

Lighting Plan Required Per EMC.

- 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

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] _____
 No evidence exists. The site was previously disturbed by buildings that burned down in the 1990's.

- 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] _____
 None

- 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. _____
 None

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] _____

*Trommald Building
 Many structures on Cole
 Street may qualify. Project
 will meet minimum design
 standards as required
 in the EME.*

The site is at the corner of Cole & Myrtle. The parking lot will be accessed by a driveway off Myrtle and will exit by way of an alley.

- 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 serves the City of Enumclaw.

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

The project currently has no parking. The project proposes to add 12 stalls.

- 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]

A new driveway off Myrtle Avenue will be constructed per city requirements.

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

No

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates? [help]

General office = 1.49 trips/ksf

1.49 x 5.150 = 7.67 trips weekday pm peak

- 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.

None

- h. Proposed measures to reduce or control transportation impacts, if any: [help]

None

Evaluation for Agency
Use Only

*Transit stop located
at the corner of
Griffin & Wellstreet.
(2 blocks away)*

15. 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.

[\[help\]](#)

No

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

None

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
(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. [\[help\]](#)

Electrical – Puget Sound Energy

Water, sanitary & storm sewer, refuse, natural gas -

City of Enumclaw

Telephone – Century Link

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

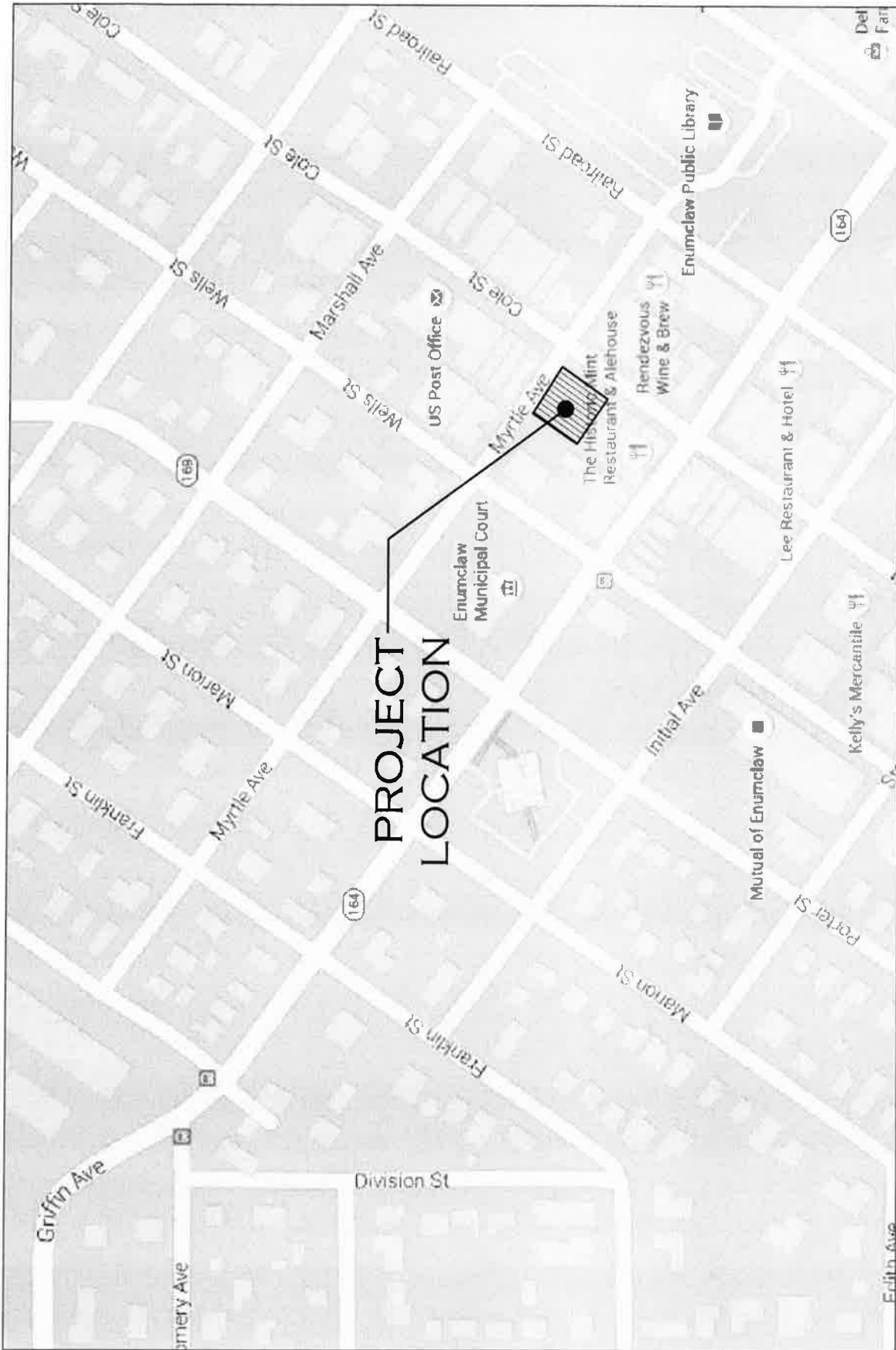
Under penalty of perjury the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: Boleslaw Zenczak

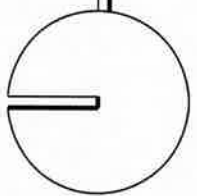
Position and Agency/Organization: Zenczak & Partners- Architects

Date: July 2, 2015



**PROJECT
LOCATION**

NORTH



VICINITY MAP

N.T.S.

