



Department of Community Development

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE COM2023-05666 BROWN BEAR UNDERGROUND STORAGE TANK DEMOLITION

Date of Issuance: March 25, 2024

Appeal Period: March 25, 2024, to April 15, 2024, at 5:00 p.m.

Notice is Hereby Given: that the City of Sammamish received an application for a demolition permit to decommission and remove the underground storage tanks, fuel dispensers, and gasoline service station canopy accessory to the existing Brown Bear Car Wash. The proposed demolition is to accommodate the reconfiguration of the existing carwash use.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment in that appropriate mitigation measures will be installed to prevent soil and ground contamination. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed SEPA Checklist and other information on file with the lead agency.

This DNS is issued under the optional DNS process specified in WAC 197-11-355; the lead agency will not act on this proposal for 21 days from the date of the issuance.

SEPA Documents Received: SEPA Checklist, Mailing List, Acceptance of Financial Responsibility – Affidavit of Applicant Status, City Application, Demolition Plan, Historic Resources Affidavit, Critical Areas Affidavit, Legal Description, and Project Narrative.

Online documents: A copy of all the documents listed above can be accessed through the following link: <https://spaces.hightail.com/space/gZ4UlnU0j9>

Project Location: 3050 228th AVE SE, Sammamish, WA 98075

Parcel: 102406-9007

Applicant(s): Glenna Mahar, Barghausen Consulting Engineers, P: (425)251-6222 ext. 7336, E: GMahar@Barghausen.com

State Environmental Policy Act (SEPA) Review: Based on the submitted application and available information, the City is hereby issuing a Determination of Non-Significance (DNS) for this demolition proposal and related construction permits for the reconfiguration of the subject property. This decision was made after review of a completed SEPA Checklist and other information on file with the lead agency.

Staff Project Planner: Savannah Hutchins, Associate Planner, P: (206)305-6651, E: SHutchins@Sammamish.us, Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, WA 98075.

Appeal Period: March 25, 2024, through April 15, 2024, at 5:00pm. This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of the Sammamish Unified Development Code (SMC) 21.09.030.L. Appeals must be submitted in writing with the appropriate filing fee (\$549.00) and received by 5:00 p.m. on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall or are available upon request at (425) 295-0500.

Inquiries regarding the application, comment period, decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m. Note: Mediation of disputes is available pursuant to SMC 21.09.040. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.