



## NOTICE OF LAND USE APPLICATION

**Notice Mailed:** November 17, 2023  
**Project Number(s):** 2023100649  
**Project Name:** West Olympia (24th Ave.) Plat  
**Project Address:** 2000 24th Avenue NW, Olympia  
**Tax Parcel:** 09750029001  
**Property Owner/ Applicant:** Tamara Brathovde and Jeffrey Schwab  
**Point of Contact:** Caleb Perkins, [caleb@rjdevelopment.com](mailto:caleb@rjdevelopment.com)  
**Lead Planner:** Kraig Chalem, Senior Planner, (360) 754-4034, [kraig.chalem@co.thurston.wa.us](mailto:kraig.chalem@co.thurston.wa.us)

Aerial Photo 2022



### **THE 20-DAY PUBLIC COMMENT PERIOD ENDS AT 4:00 PM ON DECEMBER 7, 2023**

**Project Description:** The Applicant proposes to subdivide 11.27 acres zoned Residential 4 to 8 Units Per Acre (R 4-8) into 34 single-family (SFR) residential lots consisting of zero-lot (ZL) and Townhome (TH) through the Planned Residential Development (PRD) process. The applicant also requests a forest land conversion to harvest 0.92 acres of timber. Additionally, the Applicant seeks two variances from the Thurston County Code (TCC) subdivision standards; 1) A required 30-ft. buffer from adjacent use and to deviate from setback standards, both would affect a limited number of parcels.

**Written Comment Period:** This application is under review by the Community Planning & Economic Development Department and the outcome has not yet been determined. This Notice of Application is to allow appropriate local and state agencies, tribes, and property owners within 300 feet of the project site to provide comment. To become part of the written record, all comments related to the project should be submitted in writing to the Lead Planner at the email above. The first comment period ends at 4:00 pm on **December 7, 2023**. There will be other opportunities to comment throughout the life of the project, such as the State Environmental Protection Act (SEPA) determination and a public hearing with the hearing examiner. Please be aware that if you do not submit comments within this notice period, and consistent with RCW 36.70B, County staff will presume you have no comments and will proceed with review and may make project determinations accordingly.

**Further Public Notice:** If you would like to receive notice of the Environmental Determination, Notice of Public Hearing, and notice of final decision, please submit a written request to the Lead Planner listed above.

**Appeal:** Anyone who does not agree with the final decision will have an opportunity to file an appeal of the decision. Opportunities for appeal occur within fourteen (14) days of the Hearing Examiner decision for any aggrieved party.

3000 Pacific Avenue SE, Suite 100, Olympia, Washington 98501-2043  
 (360) 786-5490 FAX (360) 754-2939 TTY/TDD call 711 or 1-800-833-6388

Website: <https://www.thurstoncountywa.gov/departments/community-planning-and-economic-development>

## Notice of Application: West Olympia Plat

**Documents Available:** Documents related to this application are available online at:

[www.thurstoncountywa.gov](http://www.thurstoncountywa.gov). Click the 'Permitting Document Search' link, then enter the project number noted above. They are also available for public review during normal business hours at the Building Development Center on the second floor of Building #1, Thurston County Courthouse, 2000 Lakeridge Drive SW, Olympia, Washington. For additional information, please contact Kraig Chalem, Senior Planner, at (360) 754-4034, or by email at [kraig.chalem@co.thurston.wa.us](mailto:kraig.chalem@co.thurston.wa.us)

### **Other Information About This Project**

Application Received: September 21, 2023

Application Deemed Complete: October 19, 2023

Permits Requested by the Applicant: Preliminary Plat, Forest Land Conversion, Variance, Critical Areas Reduction, and SEPA Determination.

### **The applicant prepared the following project studies and/or environmental documents at the County's request:**

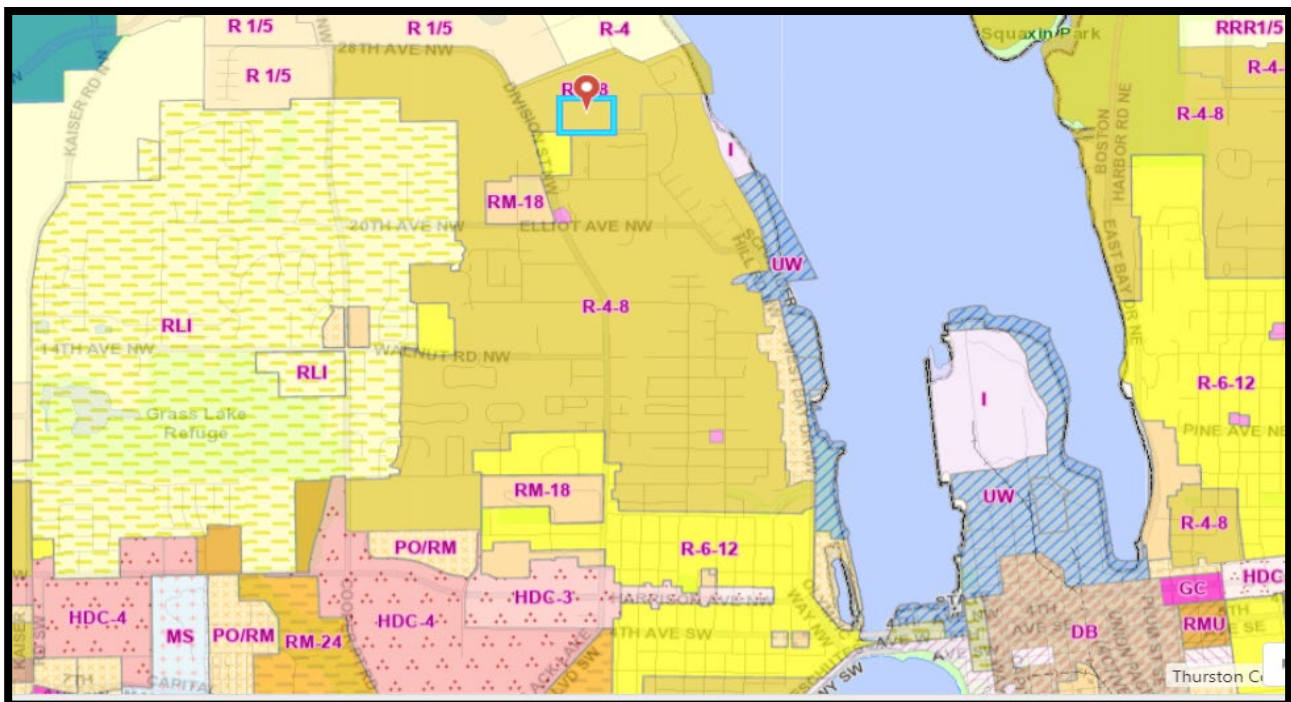
Master Application, Division of Land Application, Forest Land Conversion Application, Variance Request, SEPA, site plan, forest land conversion plan, project narrative, preliminary drainage report, drainage report, winter water study, geotechnical and stormwater investigation, residential design review.

Additional Information or Project Studies Requested by the County: none at this time.

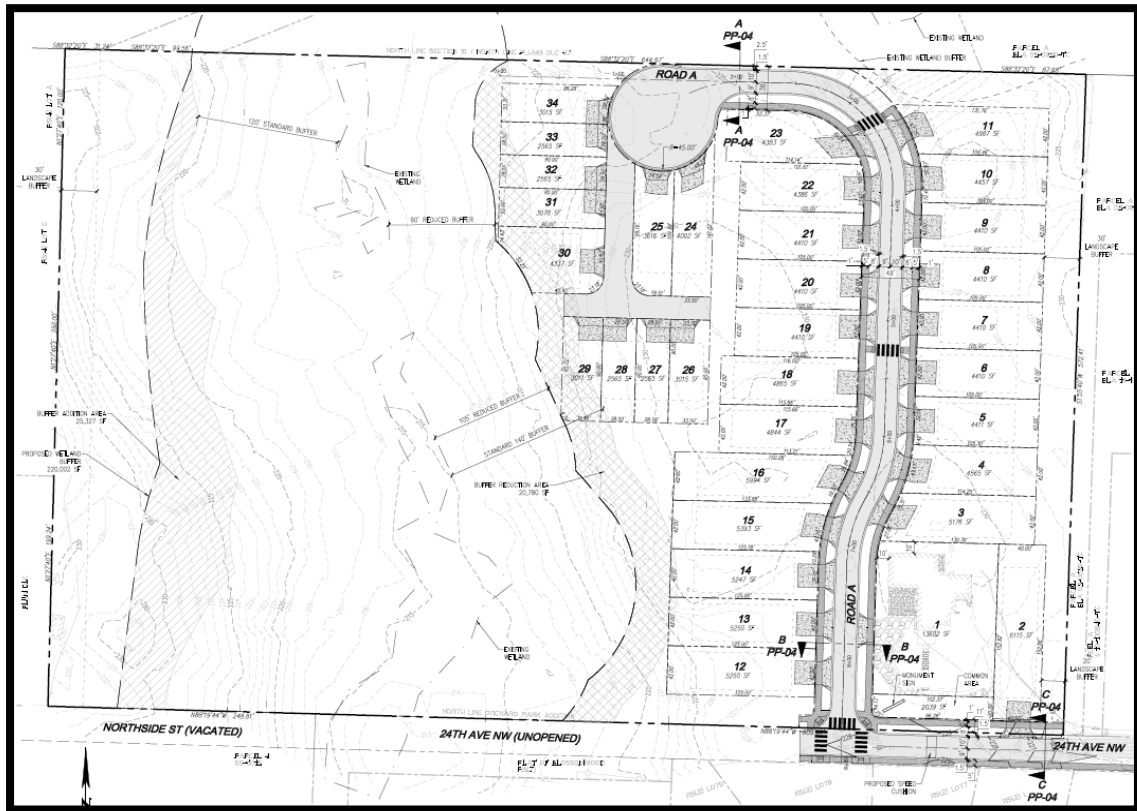
Other permits that must be obtained, to the extent known by the County: building permits.

**At this time, no determination of consistency with County development regulations has been made. At minimum, this project will be subject to the following plans and regulations:** Thurston County Comprehensive Plan, Uniform Building Code (TCC 14), Road Design Standards (TCC 15), Stormwater Drainage Design and Erosion Control Manual (TCC 15), State Environmental Policy Act (SEPA) Ordinance (TCC 17), Thurston County Forest Lands Conversion Ordinance (TCC 17), Platting and Subdivisions Ordinance (TCC 18), Variances (TCC 20), Olympia Urban Growth Area Zoning (TCC 23), Critical Areas Ordinance (TCC 24).

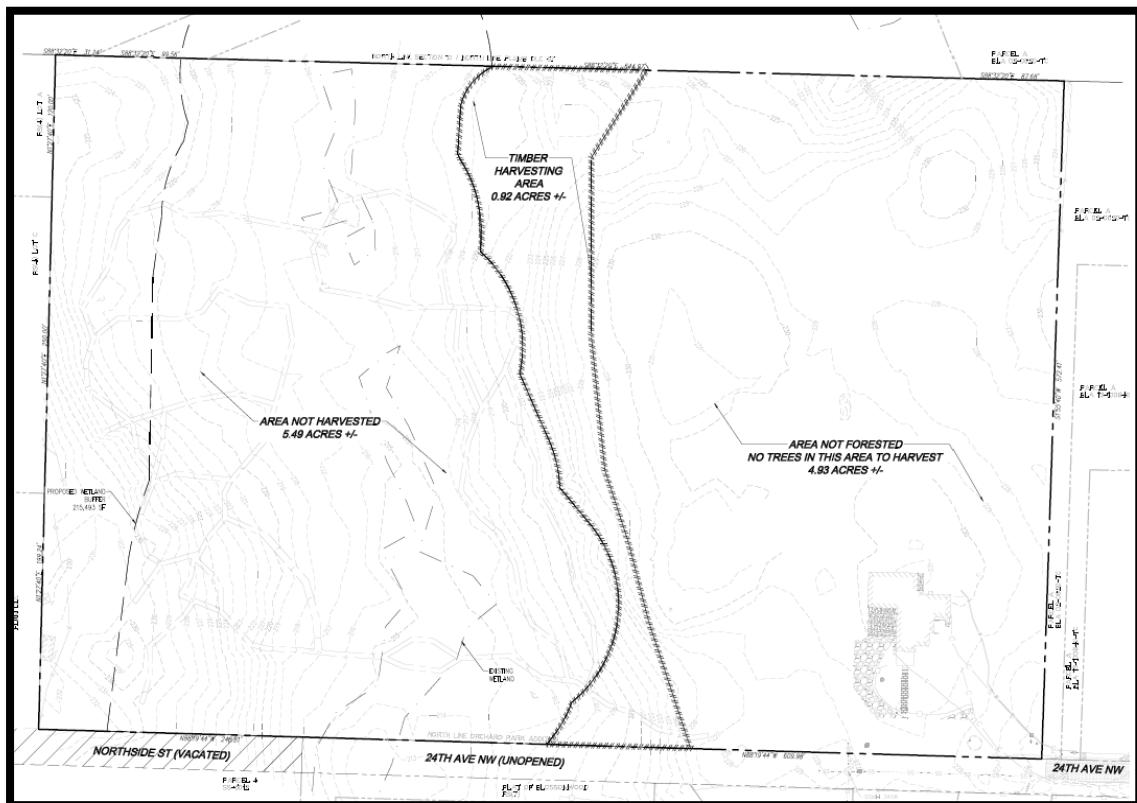
**Vicinity & Zoning Map**



Proposed Site Plan



Forest Land Conversion Site Map





# ENVIRONMENTAL CHECKLIST COVER SHEET (SEPA)

Page 1 of 2

Staff Use Only

2023100649 23-111912 XA Area:  
Site: 2000 24TH AVE NW OLYMPIA  
09750029001  
Sub Type: Hearing Examiner

THURSTON COUNTY  
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SEP 21 2023

BUILDING DEVELOPMENT CENTER

Date Stamp/Staff Initials

## 1. Application Submittal Checklist - All items listed are required at the time of application. Incomplete applications will not be accepted.

- ☒ Master Application
- ☒ SEPA Environmental Checklist. This is a separate document available online at [www.thurstoncountybdc.com](http://www.thurstoncountybdc.com)
- ☒ Application Fee. Refer to the current fee schedule. *Additional fees may occur if the base hours/fees are exhausted.*
- ☒ One Site Plan. See Site Plan Submittal Requirements on page 2
- ☒ Special Reports if applicable. These may include wetland delineation, geotechnical report, mitigation plan, topographic survey or others. All special reports must be submitted as paper documents and PDF files on a flash drive.

## 2. Project Description (Provide as much detail as possible. Attach separate sheet if necessary):

The proposed project is to subdivide the 11.28 acre lot into 26 single family lots and 8 multifamily lots for a total of 34 dwelling units. There is also an existing single family home which will remain. There is one large Cat. III and two Cat. IV wetlands on the property. Buffer averaging is proposed as part of the project. See attached special reports for exact mitigation and averaging. Road and utility extensions are also proposed as part of this proposal. The attached plans and drainage report will fully explain these extensions and how storm water will be dealt with.

## 3. Instructions for Applicants

Governmental agencies use the SEPA Environmental Checklist to 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 (EIS) will be prepared to further analyze the proposal.

The environmental checklist is a separate document available online at [www.thurstoncountybdc.com](http://www.thurstoncountybdc.com). 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.



# ENVIRONMENTAL CHECKLIST COVER SHEET (SEPA)

Page 2 of 2

## 4. Site Plan Submittal Requirements

- Site plan shall be legible and drawn to a standard engineer scale on 11" X 17" or 8 ½" x 11" sheet.
- Example scales include 1" = 30' or 1" = 100'
- Aerial photographs are not accepted as site plans.
- All applicable items noted below shall be addressed on the site plan.

Applicant	Site Plan Checklist	Staff
<input checked="" type="checkbox"/>	a. North arrow, site address, tax parcel number and map scale used	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. All property line boundaries and dimensions. Property owner is responsible for knowing their property line locations and flagging them onsite if requested.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c. All existing and proposed structures	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d. All means, existing vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e. Location of all existing and proposed utilities such as septic tanks, drainfields, reserve drainfield areas, sewer lines, water lines, wells, and springs.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	f. The location of all existing and proposed easements	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	h. Location of all surveyed or delineated critical areas and/or buffers affecting the site, both on-site and on adjacent properties, including but not limited to shorelines, wetlands, streams, flood zones, high groundwater, steep slopes, special habitats and riparian or marine shoreline management zones.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	i. Topographic information showing two-foot contours for the entire subject parcel or parcels and a minimum of fifty feet into adjacent parcels, based on available county information. The topographic information may be generalized to the smallest, even-numbered, contour interval that is legible in areas of steep slopes where two-foot contour lines would otherwise be illegible to read.	<input type="checkbox"/>

The project site must be identified in the field by posting an identification sign visible from the access road. The sign and flagging are provided by Thurston County to the applicant at the time of application.

Additional information may be necessary to make a determination. This could include full delineation and analysis of critical areas by a qualified professional at the applicant's expense.





## Community Planning & Economic Development

3000 Pacific Avenue S.E. Olympia, WA 98501

(360)786-5490 / (360)754-2939 (Fax)

TDD Line (360) 754-2933

Email: [permit@co.thurston.wa.us](mailto:permit@co.thurston.wa.us)

[www.thurstoncountybdc.com](http://www.thurstoncountybdc.com)

# STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

## 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:

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. Find form details and instructions for completing each section on [Department of Ecology's SEPA website](#). Instructions for each section are linked below.

## 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:

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.



**THURSTON COUNTY**  
**Community Planning & Economic Development**  
**ENVIRONMENTAL CHECKLIST**

**A. Background [HELP]**

1. Name of proposed project, if applicable:

West Olympia Plat

2. Name of applicant:

Ross Jarvis – LDC, Inc.

3. Address and phone number of applicant and contact person:

Applicant: Ross Jarvis, LDC, 321 Cleveland Ave SE Tumwater, WA, rjarvis@ldccorp.com  
Contact: Caleb Perkins, RJ Development, 401 Central Street SE Olympia, WA

4. Date checklist prepared:

8/17/2023

5. Agency requesting checklist:

Thurston County

6. Proposed timing or schedule (including phasing, if applicable):

The timing is unknown.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Not at this time.

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

Critical Areas Study prepared by Confluence Environmental Company, November 2022  
Geotechnical Report prepared by Insight Geologic, March 2023

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

No applications are currently pending approval.

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

SEPA Checklist determination. Preliminary Plat approval.

11. 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 your proposal. You do not need to repeat those answers on this page. (Lead agencies

\* \* \* \* OFFICIAL USE ONLY \* \* \* \*

**Folder Sequence #** Click or tap here to enter text.

**Project #** Click or tap here to enter text.

**Related Cases:** Click or tap here to enter text.

**Date Received:** Click or tap to enter a date.

**By:** Click or tap here to enter text.

\* \* \* \* OFFICIAL USE ONLY \* \* \* \*

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**SEP 21 2023**

**BUILDING DEVELOPMENT CENTER**

may modify this form to include additional specific information on project description.)

The proposed project is to subdivide the 11.28-acre lot into 26 single family lots and 8 multifamily lots for a total of 34 dwelling units. There is also an existing single-family home which will remain. There is one large Cat. III wetland and two smaller Cat. IV wetlands on the property. Buffer averaging is proposed as part of the project. See attached special reports for exact mitigation and averaging. Road and utility extensions are also proposed as part of this proposal. The attached plans and drainage report will fully explain these extensions and how storm water will be dealt with.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Address: 2000 24th Ave NW, Olympia 98502

Legal: Section 10 Township 18 Range 2W

Tax parcel: 09750029001

The property is surrounded by single family lots. Directly south of the property is the City of Olympia boundary.





**THURSTON COUNTY**  
**Community Planning & Economic Development**  
**ENVIRONMENTAL ELEMENTS**

**B. Environmental Elements** [\[help\]](#)

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

**a. General description of the site: (check one):**

- ☒ Flat
- ☐ Rolling
- ☒ Hilly
- ☐ Steep Slopes
- ☐ Mountainous
- ☒ Other: The site slopes variably upwards from the wetland in the center of the property

**b. What is the steepest slope on the site (approximate percent slope)?**

Generally, the steepest slope on site is approximately 15%. There is a small area in the wetland with a 31% slope per USDA NRCS Web Soil Survey.

**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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Alderwood gravelly sandy loam, 8 to 15 percent slopes (USDA NRCS Web Soil Survey)

**d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No indications of landslides or slumps have been observed on the site.

**e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

All the proposed grading and filling will be to prepare the site for the future street extensions, building pads, and utility connections. The proposed development will require 6803 CY of cut and 4488 CY of fill. The fill generated on-site will be used to the maximum extent feasible.

**f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Any time soils are disturbed and cleared of vegetation, there is potential for erosion. However, the developed portion of the site is relatively flat, and soils are relatively sandy and gravelly, which increases surface infiltration potential and reduces potential for surface drainage and related erosion. Thus, the risk of erosion and sediment movement is low. In addition, all regulations and guidance in the Drainage Design and Erosion Control Manual for Thurston County will be followed in relation to properly installing and maintaining erosion and sediment control BMPs.

**g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

The proposed impervious surfaces cover 2.76 acres of the site area. The total site area is 11.28 acres, of which the buildable area is 6.91 acres. The total impervious area is 2.67 acres (38.6%) of the buildable area.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

During construction, guidelines in the Drainage Design and Erosion Control Manual for Thurston County will be used to develop an erosion control plan that meets all County requirements; a Temporary Erosion and Sediment Control (TESC) plan will be implemented. Because site construction will comprise more than an acre, an NPDES Construction permit will be obtained and a Storm Water Pollution Prevention Plan (SWPPP) will be implemented during construction. Stormwater BMPs will be maintained on site once construction is complete.

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and vehicle emissions will occur during clearing, grading and construction. Following construction, minor emissions from vehicles on site will occur.

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

No off-site sources of emissions or odor will affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust control measures will be employed during construction as necessary and in compliance with Thurston County Code requirements. Construction vehicles will not be left idling and will be well maintained.

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

- a. Surface Water: [\[help\]](#)

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

There are three wetlands located in the western half of the property running from the north to the south of the parcel. The largest is a Cat. III wetland (Wetland A) to the south that is approximately 15,292 square feet with a habitat score of 4, hydrology score of 5 and water quality score of 8 according to the Critical Areas Study prepared by Confluence in August 2023. There are two Cat. IV wetlands (Wetlands B & C) located directly to the north with habitat scores of 3, hydrology scores of 4, and water quality scores of 7 and 8. Wetlands B and C are approximately 579 and 3,116 square feet respectively. There is also an offsite wetland to the northeast of the property which will remain undisturbed.

- 2) 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.

The project proposes to use buffer reconfiguration to avoid wetland buffer impacts. A total of 20,780 square feet of wetland buffer would be reduced on the east side of the wetlands, and the same quantity of wetland buffer would be added west of the wetlands. Per TCC 24.30.045, the

county allows for reconfiguration of wetland buffers if several criteria are met. See plans and Critical Areas Study for exact buffer averaging plan and how the project meets County criteria.

- 3) 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.

No fill or dredge material would be placed in or removed from surface water or wetlands.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions will be required for this proposal.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The proposal is not located within a 100-year floodplain per FEMA panel 53067C0158F.

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

No waste will be discharged to surface waters as a result of this proposal.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn from a well for any purpose. No water will be discharged to groundwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (Examples: 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.

No waste material will be discharged into the ground from septic tanks or other sources. The site will be connected to City sewer and there will be no septic system on site

c. Water runoff (including stormwater):

- 1) 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.

Stormwater runoff from the proposed roofs will be tightlined and discharged into the wetland buffer to preserve the natural drainage paths and existing wetland conditions. Stormwater runoff from the proposed driveways, streets, and landscaped areas will be collected and conveyed to on-site water quality and flow control systems prior to being released toward the existing wetlands onsite. Since stormwater is treated and mostly released at the historic conditions flowrate and location, no adverse impacts are anticipated.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No, waste materials could not enter ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No; drainage patterns in the vicinity of the site will not be altered as a result of this proposal. Stormwater will be treated onsite and released at its historic flow and location, so there will be no increase in runoff associated with this proposal.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

As described above, measures will be taken to ensure existing drainage patterns are not impacted. Stormwater runoff from paved surfaces and landscaped areas will receive water quality treatment onsite. After treatment, runoff will be detained in modular wetlands, then released at historic flowrates where feasible and at the historic location in order to avoid any potential impacts to drainage patterns.

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

- a. Check the types of vegetation found on the site:

☒deciduous tree: alder, maple, aspen, other

☒evergreen tree: fir, cedar, pine, other

☒shrubs

☒grass

☒pasture

☐crop or grain

☐Orchards, vineyards or other permanent crops.

☒wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐water plants: water lily, eelgrass, milfoil, other

☒other types of vegetation: Salmonberry, huckleberry, field horsetail, sword fern, Himalayan blackberry, English Ivy.

- b. What kind and amount of vegetation will be removed or altered?

Clearing and stripping would consist of removing surface and subsurface deleterious materials including sod/topsoil, asphalt, trees, brush, debris, and other unsuitable loose/soft or organic materials.

- c. List threatened and endangered species known to be on or near the site.

No threatened or endangered species are known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping onsite will be designed in accordance with Thurston County requirements but has not yet been designed. The natural landscape buffer along the property lines will be done with native plant species.

- e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry and English ivy have been observed on the site.

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

- 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:

birds: ☒ hawk, ☐ heron, ☐ eagle, ☒ songbirds, ☐ other: Click or tap here to enter text.

mammals: ☒ deer, ☐ bear, ☐ elk, ☐ beaver, ☒ other: squirrels

fish: ☐ bass, ☐ salmon, ☐ trout, ☐ herring, ☐ shellfish, ☐ other: Click or tap here to enter text.

- b. List any threatened and endangered species known to be on or near the site.

There are no known threatened or endangered animal species on or near the site (Thurston County Conservation Plan Map)

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

All of western Washington is covered by the Pacific Flyway Migration Route.

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

New landscaping of native plants will provide a familiar environment to native animals, insects, and fungi.

- e. List any invasive animal species known to be on or near the site.

There are no known invasive animal species on or near the site.

### **6. Energy and Natural Resources** [\[help\]](#)

- 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.

Electricity and natural gas will be the primary sources of energy for the proposal and would be used for heating, lighting, and other miscellaneous purposes.

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

No, the proposed development will not impact the potential use of solar energy by adjacent properties.

- 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:

The inclusion of energy conservation measures would be per the energy code and the choice of the owner and developers at construction.

### **7. Environmental Health** [\[help\]](#)

- 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.

There are no environmental health hazards that could occur as a result of this proposal.

- 1) Describe any known or possible contamination at the site from present or past uses.

There are no known or possible contaminants or health hazards onsite.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known hazardous chemicals/conditions onsite that may impact project development and design.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

There are no known toxic or hazardous chemicals that may be stored, used, or produced during the project's development or construction, or at any point during the operating life of the project.

- 4) Describe special emergency services that might be required.

Other than normal police, emergency aid, and fire protection services, no special emergency services would be required by the proposed project.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

There are currently no proposed measures to reduce or control environmental health hazards.

**b. Noise**

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

Noise from traffic on surrounding roadways could have a minimal impact on the project.

- 2) 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 the site.

Noise levels would be intermittently high throughout construction but should be limited to normal waking hours.

- 3) Proposed measures to reduce or control noise impacts, if any:

Standard soundproofing materials would be used in the construction of residences. Use of proper muffling devices and limitation of construction to normal waking hours would minimize construction-related noise.

**8. Land and Shoreline Use** [\[help\]](#)

- 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.

The current use of the site and adjacent properties are residential. The proposed residential development will not impact current, adjacent, or nearby land use.

- 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?

The project site has not been used as working farmlands or forest lands. The agricultural use on site has no long term commercial significance as it was utilized for private purposes.

- 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. The surrounding area is all residential.

- c. Describe any structures on the site.

The site contains one single family residential farmhouse from the 1940s, an oversized attached garage, a 20x20 shop/outbuilding, and a 5-stall barn.

- d. Will any structures be demolished? If so, what?

The outbuilding and barn will be eliminated as part of this proposal.

- e. What is the current zoning classification of the site?

R-4-8

- f. What is the current comprehensive plan designation of the site?

This site falls under Thurston County's Comprehensive Plan and is designated as part of Olympia's Urban Growth Area.

- g. If applicable, what is the current shoreline master program designation of the site?

The site does not fall within a shoreline master plan.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

There is one large Category III wetland and two smaller Category IV wetlands on site described in the Water section of this document and further described in the Critical Areas Study attached.

- i. Approximately how many people would reside or work in the completed project?

According to the US Census Bureau the median household size for Thurston County is 2.51 people per household. With the addition of 34 housing units and the existing housing unit, there would be about 90 residents residing at the completed project.

- j. Approximately how many people would the completed project displace?

No one will be displaced as part of this project.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed.



- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This project complies with existing regulatory codes and standards for Thurston County.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No impacts to agricultural and forest lands proposed.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The project will add 26 single family residential units, 8 multifamily attached residential units. All residential units will be market value.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

As part of the proposed project, no housing units would be eliminated. The current single family residential unit on the property will remain.

- c. Proposed measures to reduce or control housing impacts, if any:

No housing will be eliminated and the proposal will result in an increase of 39 housing units on this site.

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

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Exact height isn't known at this stage, but the buildings are proposed to be 2 stories or 35 feet tall, whichever is less.

- b. What views in the immediate vicinity would be altered or obstructed?

Views for nearby neighbors to the north and northeast will be altered; however, mitigation is proposed to control aesthetic impacts.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

To control for aesthetic impacts two 30 ft natural landscape buffers are planned along the eastern and western property lines of the site. The landscape buffer will include native species and will follow local ordinances.

**11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The streetlights and exterior building lights on site would be a minimal source of light; this would occur mainly at night. These light sources will be directed onto the site and should not impact nearby residences.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No; the streetlights and exterior building lights on site will conform to City standards and will not pose a safety hazard.

- c. What existing off-site sources of light or glare may affect your proposal?

There are no existing off-site sources of light or glare that would affect the proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

The lighting for the proposed project will conform to all lighting standards in the Thurston County Code.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Recreation opportunities exist at Burri Park, LP Brown Elementary playground, and West Bay Marina. Burri Park is located 0.6 miles southwest (11-minute walk or 3-minute drive) from the project site. LP Brown Elementary offers a playground that is located 0.8 miles north (16-minute walk or 3-minute drive) from the project site. West Bay Marina is located 1.1 miles east (21-minute walk or 4-minute drive) from the project site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No, the project would not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposal is not expected to negatively impact recreation in the area. The project is proposing a mulch trail system through the property available to future residents. See site plans for further information on the proposed trail system.

**13. Historic and Cultural Preservation** [\[help\]](#)

- 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? If so, specifically describe.

WISAARD data showed that there are no registered properties near the project site. The current Single Family residential unit on the property dates to 1942.

- 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.

There are no known landmarks, features or other evidence of Indigenous or historic use or occupation or any other culturally significant artifacts.

- 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.

WISAARD and consultation of historic maps/GIS data were carried out.

- 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.

Construction would be temporarily halted should evidence of historic, archeological, scientific or cultural importance be discovered.

#### **14. Transportation [help]**

- 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.

The site is currently served by a gravel road coming off of 24th Ave NW.

- 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?

The site is currently not served by public transit. The nearest transit stops are Division St at Burbank Ave about 0.5 miles west (Stop ID: 252 and 281).

- c. 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).

The proposal will require improving and extending 24th Ave NW into the site. A new public road is being proposed. The road is proposed to be about 1,200 feet long

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

No; there is no water, rail, or air transportation in the immediate vicinity.

- e. 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?

Using the Institute of Transportation Engineers Common Trip Generation Rates (Trip Generation Manual, 10th Edition) each of the Single-Family Detached Housing units will take 0.99 trips per unit and each of the Low-Rise Multifamily Housing Units will take 0.56 trips per unit. Between the 27 Single-Family Detached Housing units (including the existing Single Family Resident Housing unit) and the 8 Low-Rise Multifamily Housing Units, there will be roughly 31.21 vehicle trips per day by the completed project.

- f. 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.

No, this proposal will not affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

- g. Proposed measures to reduce or control transportation impacts, if any:

Any impact fees required by the county and surrounding municipalities will be paid.

#### **15. Public Services [help]**

- 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.

Because of the increase in population that will come with development, the project has the potential to increase the need for public services, however, facilities are generally in place to handle these additional demands.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

The development will pay for any required impact fees as required by Thurston County. The property will also add more fire hydrants and two new fire turnarounds.

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

- a. Check utilities currently available at the site:

☒electricity ☒natural gas ☒water ☒refuse service ☒telephone ☒sanitary sewer ☐septic system


Other: Click or tap here to enter text.

- 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.

Electricity and natural gas will be provided by Puget Sound Energy. Sewer and Water connections will be provided by the City of Olympia. Cable will be provided by Comcast. Telephone will be provided by Comcast and Century Link.

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

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: Ross Jarvis

Position and Agency/Organization: P.E. LDC, Inc.

Date Submitted: 8 / 1 7 / 2 0 2 3

## **D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

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?

Click or tap here to enter text.

Proposed measures to avoid or reduce such increases are:

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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?

Click or tap here to enter text.

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

Click or tap here to enter text.

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?

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.