



COUNTY COMMISSIONERS

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COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Creating Solutions for Our Future

Joshua Cummings, Director

MITIGATED DETERMINATION OF NONSIGNIFICANCE

State Environmental Policy Act (SEPA)
PROJECT NUMBER NO. 2023100649

March 15, 2024

Point of Contact: **RJ Development**
Attn: Caleb Perkins
401 Central Street SE
Olympia, WA 98501
Phone – (360) 810-8356
Email – Caleb@rjdevelopment.com

Description of Proposal: 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.

Location of Proposal: 2000 24th Avenue NW, Olympia, WA 98502

Section/Township/Range: Section 10 Township 18 Range 2W Quarter NW NW Donation Land Claim PLUM DLC; BLA11105686TC TR A Document 4217456

Tax Parcel Number(s): 09750029001

Threshold Determination: This Mitigated Determination of Nonsignificance (MDNS) is issued under WAC 197- 11-340(2); the lead agency will not act on this proposal for 14-days from the date of issue. No permits may be issued, and the applicant shall not begin work until after the comment and any appeal periods have expired and any other necessary permits are issued. If conditions are added, deleted, or modified during the 14-day review period, a modified DNS will be issued. Otherwise, this MDNS will become final after the expiration of the comment deadline and appeal period.

Jurisdiction: Thurston County
Lead Agency: Community Planning & Economic Development Department
Responsible Official: Kraig Chalem, Senior Planner

Date of Issuance: March 15, 2024
Comment Deadline: March 29, 2024
Appeal Deadline: April 5, 2024

03.12.2024

3/15/24

Kraig Chalem, Senior Planner

Date

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>

This Mitigated Determination of Nonsignificance (MDNS) is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date of issue. No permits may be issued, and the applicant shall not begin work until after the comment and any appeal periods have expired and any other necessary permits are issued. If conditions are added, deleted, or modified during the 14-day review period, a modified MDNS will be issued. Otherwise, this MDNS will become final after the expiration of the comment deadline and appeal period, if applicable.

Appeals: Threshold determinations may be appealed pursuant to TCC 17.09.160 if a written notice of appeal, meeting the requirements of TCC 17.09.160(D), and the appropriate appeal fee are received by the Thurston County Community Planning & Economic Development Department prior to 4:00 p.m. on the appeal deadline date shown above. Per TCC 17.09.160(B), only aggrieved parties who submit written comments during the comment period may appeal.

Note: The issuance of this Mitigated Determination of Non-Significance does not constitute project approval. The applicant must comply with all applicable requirements of Thurston County Departments and/or the Hearing Examiner prior to receiving permits.

Thurston County Community Planning & Economic Development Department
3000 Pacific Ave. SE
Olympia, WA 98501
(360) 754-4034

Email: kraig.chalem@co.thurston.wa.us

cc: Department of Ecology – SEPA Section
Adjacent Property Owners (300 feet)
Nisqually Tribe
Intercity Transit
Proponent

Department of Natural Resources
Olympia Public School District
Squaxin Tribe
TRPC

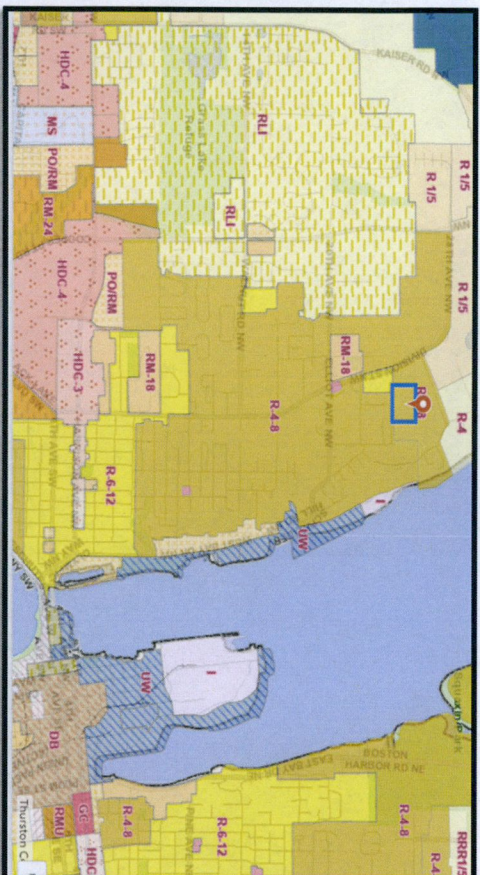
The environmental threshold determination is based on analysis of information contained in the following documents available online for Project #2023102411:

1. Master Application Form
2. Division of Land Application
3. West Olympia Narrative
4. West Olympia Program for Development
5. West Olympia - Plans (Division of Land)
6. West Olympia Geotech Report - dated February 2023
7. West Olympia Cut-Fill Exhibit - dated, August 2023
8. Critical Areas Study - Revised, August 2023
9. West Olympia Trip Generation - dated, August 2023
10. Design Review Application
11. Design Review Oly UGA Questions
12. West Olympia - Plans (Design Review)
13. West Olympia - Plans (Elevations + Floor Plans)
14. Forest Practices Permit Application
15. West Olympia - Plans (Forest Practices App)
16. Hearing Examiner Variance Application
17. West Olympia Variance Requests
18. West Olympia - Plans (Variance)

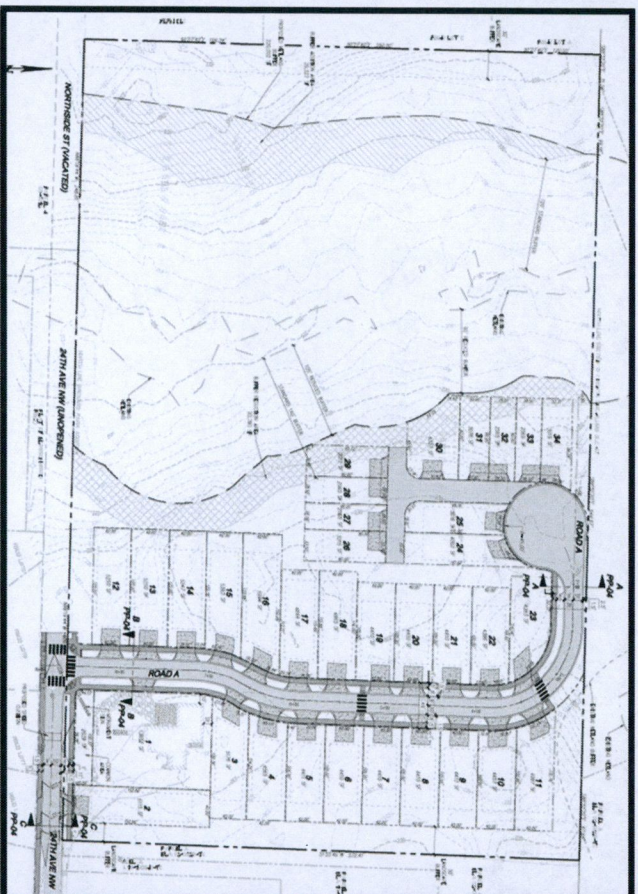
Mitigating Conditions:

1. This project is subject to City of Olympia Parks SEPA Mitigation costs of development as a condition of final approval.

Vicinity & Zoning Map



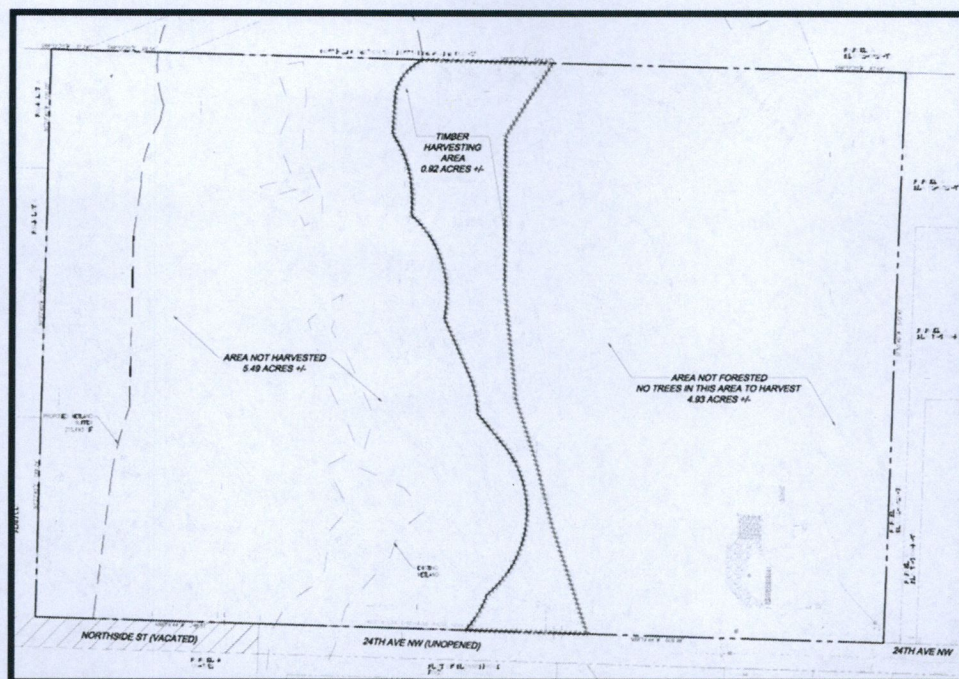
Preliminary Plat Map



2022 Aerial Photo



Forrest Practice Application - Site Map



Delicia Durden

From: Delicia Durden
Sent: Friday, March 15, 2024 11:29 AM
To: Caleb Perkins; sepacenter@dnr.wa.gov; Olympia School District, Angela Nadeau; Olympia School District, Kurt Cross; Nisqually Tribe, Brad Beach; Nisqually Tribe, Annette Bullchild; Squaxin Tribe, Shaun Dinubilo; Squaxin Tribe, Eric Marbet; Squaxin Tribe, Melissa Puhn; Squaxin Tribe, Scott Steltzner; Intercity Transit, Steve Swan; Intercity Transit, Mike Burnham; Intercity Transit, Rob LaFontaine; TRPC, Michael Ambrogio; Diana Ison, Ecology; Opal Smitherman (odav461@ECY.WA.GOV)
Cc: Kraig Chalem
Subject: Mitigated Determination of Nonsignificance (MDNS) - 2023100649
Attachments: 2023100649 MDNS.pdf; 2023100649 SEPA.pdf

Please see the attached SEPA (MDNS) Mitigated Determination of Nonsignificance

Project: 2023100649 – West Olympia Plat
Located at: 2000 24th Avenue SW, Olympia (Olympia UGA)
Lead Project Planner: Kraig Chalem, Senior Planner
kraig.chalem@co.thurston.wa.us / 360-754-4034

Comment Deadline: March 29, 2024
Appeal Deadline: April 15, 2024

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.

Delicia Durden | Administrative Assistant
Thurston County Community Planning & Economic Development
3000 Pacific Avenue SE, Suite 100, Olympia, Washington 98501
Phone (360) 867-2110 | Fax (360) 754-2939 | TDD (800) 833-6388
delicia.durden@co.thurston.wa.us | www.thurstoncountybdc.com

Adjacent Property Owners
2023100649 – West Oly 24th Ave Plat
November 16, 2023
300' mail radius

ANDERSON, MARK L
1806 24TH AVE NW
OLYMPIA, WA 98502-3975

**BRATHOVDE, TAMARA M
SCHWAB, JEFFREY
2000 24TH AVE NW
OLYMPIA, WA 98502-4221**

LEWIS, JACK
1339 QUINCE ST NE
OLYMPIA, WA 98506

DYER, TOM & VICKI
2502 DIVISION ST NW
OLYMPIA, WA 98502

~~TIKTIN, DONNA M
2408 DIVISION ST NW
OLYMPIA, WA 98502~~

2216 BLOSSOMWOOD LLC
PO BOX 4133
TUMWATER, WA 98501

DZURILLA, JOHN & MARIE
5633 OLD HWY 410 SW
OLYMPIA, WA 98512

MARLOWE-VITAZKO FAMILY TRUST 10-1-15
2220 BLOSSOMWOOD CT NW
OLYMPIA, WA 98502

TAYLOR, JAMES N & FUTNA S
2222 BLOSSOMWOOD CT NW
OLYMPIA, WA 98502

EARL, LINDA KAYE
1001 COOPER POINT RD SW STE 140
PMB 208
OLYMPIA, WA 98502

JAKEN INVESTMENTS LLC
1530 BLACK LAKE BLVD SW # F
OLYMPIA, WA 98502

LINDA LANDREAU MCLAUGHLIN LIVING
TRUST
849 CAMBON CIR
OJAI, CA 93023

ZLATANOV, VLATKO
2219 BLOSSOMWOOD CT NW
OLYMPIA, WA 98502

INMAN, JERRY M & DIANE L
3011 28TH AVE NW
OLYMPIA, WA 98502

BLOSSOMWOOD HOMEOWNERS ASSOC
2014 BURBANK AVE NW
OLYMPIA, WA 98502

MALICK, ERNEST K
1824 LENOX CT NW
OLYMPIA, WA 98502

DENNIE, LEWIS V & SUSAN L
1906 LENOX CT NW
OLYMPIA, WA 98502

YORK, RYAN C & TONYA J
1910 LENOX CT NW
OLYMPIA, WA 98502

PHENIS, SANDRA L
1916 LENOX CT NW
OLYMPIA, WA 98502

WEEKS, AMIE M
1926 LENOX CT NW
OLYMPIA, WA 98502

LEE, STEPHANIE C
1934 LENOX CT NW
OLYMPIA, WA 98502

FARQUHAR, STEPHEN J
2004 LENOX CT NW
OLYMPIA, WA 98502

GUNDLACH, ROBERT L
2010 LENOX CT NW
OLYMPIA, WA 98502

HAYS, JAMES R
2016 LENOX CT NW
OLYMPIA, WA 98502

SEIB, JONATHAN E
215 LENOX CT NW
OLYMPIA, WA 98502

FLYNN, MARTIN E
2005 LENOX CT NW
OLYMPIA, WA 98502

MONROE, SHANNON K
9800 KIMMIE ST SW
OLYMPIA, WA 98512-1094

SCHULTE, SARAH
8959 NE 192ND PL
BOTHELL, WA 98011-2228

REGAN, JOHN
1915 LENOX CT NW
OLYMPIA, WA 98502

ROBITAILLE, VERN A & SHERYL P
1905 LENOX CT NW
OLYMPIA, WA 98502

BC OLYMPIA LLC
C/O FULCRUM REAL ESTATE SERVICES
2715 64TH AVE NE STE A
TACOMA, WA 98422

BENNER TRUSTEE, SHIRLEY D
6625 STEAMBOAT IS RD NW
OLYMPIA, WA 98502

BENNETT, LAWRENCE N
2405 CRESTLINE DR NW
OLYMPIA, WA 98502

HOOVER JR, RONALD
2027 26TH AVE NW
OLYMPIA, WA 98502

FULLER, MARYA C
4232 9TH AVE NW
OLYMPIA, WA 98502

ABRAHAM, STEPHANIE A
2013 26TH AVE NW
OLYMPIA, WA 98502

TANGO, TRUDES
2031 26TH AVE NW
OLYMPIA, WA 98502

JOHNSON, CHRISTOPHER S & CONNIE
33704 N SPRUCE AVE
BAYVIEW, ID 83803-9787

TASKEY, JOSEPH F
2111 26TH AVE NW
OLYMPIA, WA 98502

BARRETT, STEVEN M
2101 26TH AVE NW
OLYMPIA, WA 98502

MONTI, THOMAS
1911 BROWN ST SE
OLYMPIA, WA 98501

MILLER, JOSHUA
2129 26TH AVE NW
OLYMPIA, WA 98502

GOTTBREHT, ROBERT A & NICHOLE R
2139 26TH AVE NW
OLYMPIA, WA 98502

ANDERSON, TIMOTHY
2217 26TH AVE NW
OLYMPIA, WA 98502

ROBERTSON, JOSEPH GORDON & LYDIA
LARAE
2223 26TH AVE NW
OLYMPIA, WA 98502

CAVIN, COLBY N
2221 26TH AVE NW
OLYMPIA, WA 98502

KRECH, DAWN S
7235 GALLAGHER COVE RD NW
OLYMPIA, WA 98502

TIMMS, IAN D & ERIN M
2399 CRESTLINE BLVD NW
OLYMPIA, WA 98502

CALEB PERKINS
RJ DEVELOPMENT
401 CENTRAL STREET SE
OLYMPIA, WA 98501