



Project #: 2022103527
SEPA Folder: 22 109078 XA

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Applicant: AMH Development
6811 South 204th Street, Suite 270
Kent, WA 98032

Owner: Baker Avenue LLC
410 Market Street
Kirkland, WA 98033

Representative: LDC Inc., Tyrell Bradley, P.E.
1411 State Avenue NE, Suite 200
Olympia, WA 98506
Phone: 360-878-0678
Email: tbradley@ldccorp.com

Description of Proposal: Subdivide 16.18 acres into 78 single-family residential lots and four open space tracts to be used for stormwater facilities, recreation and tree tracts. All lots will be served by Tumwater domestic water and sanitary sewer utilities. Access to the subdivision will be by way of a new internal street constructed east off of Littlerock Road SW. Approximately 13,600 cubic yards of materials cut and filled for road and utility construction. The site was previously logged as permitted by project number 2004104043. The property is located in the Tumwater Urban Growth Area and is zoned Single-Family Medium Density Residential (SFM).

Location of Proposal: 7731 Littlerock Road SW

Section/Township/Range: S08/T17N/R2W

Tax Parcel Number: 09090009000

Threshold Determination: Thurston County Development Services Department has determined that this project, as conditioned here in, will not have a probable significant adverse impact upon the environment. An Environmental Impact Statement 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 Thurston County Development Services Department. This information is available to the public on request.

Conditions/Mitigating Measures: See attached page

Jurisdiction: Thurston County
Lead Agency: Development Services
Responsible Official: Brett Bures, Planning Manager

Date of Issue: August 30, 2023
Comment Deadline: September 13, 2023
Appeal deadline: September 20, 2023

Scott McCormick
Scott McCormick, Associate Planner

This Mitigated Determination of Nonsignificance (MDNS) is issued under 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: (1) a written notice of appeal, meeting the requirements of TCC 17.09.160(D), and the appropriate appeal fee is received by the Thurston County Development Services Department within 14 calendar days of the date of issuance of this threshold determination or, if there is a comment

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period under WAC 197-11-340, within seven calendar days of the last day of the comment period; and (2) the person filing the appeal meets the requirements of TCC 17.09.160(B).

NOTE: The issuance of this Mitigated Determination of Nonsignificance **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 Development Services, Scott McCormick, MES, Associate Planner
3000 Pacific Avenue SE, Suite 100
Olympia, WA 98501 - (360) 999-8210, scott.mccormick@co.thurston.wa.us

- | | | |
|-----|-----------------------------------------------------------|-----------------------------------------------------|
| cc: | Department of Ecology | City of Tumwater |
| | Adjacent Property Owners within 300 feet | Thurston County Public Works (Arthur Saint) |
| | Chehalis Indian Tribe | Thurston County Environmental Health (Dawn Peebles) |
| | Squaxin Indian Tribe | Tumwater School District |
| | Nisqually Indian Tribe | ORCAA |
| | Project Number 2022103527 | Fire Response Dist. |
| | Others who have requested to be added to the mailing list | |

**ATTACHED CONDITIONS
CASE NUMBERS
Project 2022103527**

Background

This Mitigated Determination of Non-Significance is based on the project as proposed and the impacts and mitigation reflected in the following materials:

- Environmental checklist
- Division of Land Application
- Site plans – preliminary plat map & attachments
- Forestry Report
- Mazama pocket gopher survey
- Storm drainage and erosion control report
- Integrated Pest Management Plan
- WA Department of Ecology Comments
- City of Tumwater Comments
- Roads and Transportation comments
- Public Health and Social Services Department comments

SEPA Conditions:

Traffic

1. Per comments from the City of Tumwater, the proponent in lieu of standard traffic mitigation fees will dedicate additional right-of-way for construction of a future multi-lane round-a-bout at the intersection of Littlerock Road and 77th Way. Per the City of Tumwater, the developer has agreed to this arrangement.

Specific Goals and Policies related to the traffic condition:

- Transportation Chapter Five of the Thurston County Comprehensive Plan, Goal 1., Objective A, Policies 6 and 7; Objective B, Policy 2.
 - Chapter eight of the Tumwater / Thurston County Joint Comprehensive Plan, Goals 3.1, 6.1, 6.2, and 6.3; Highways and Arterials Policy #2
2. Thurston County required roads, parks and school mitigation fees shall be paid at or prior to building permit issuance.
 3. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site.
 4. All activities onsite shall fully comply with noise limitations outlined in WAC 173-60. In general, construction. Activities shall only occur between the hours of 7am – 7pm to limit noise disturbances.
 5. All activities shall be in substantial compliance with the submitted plans.

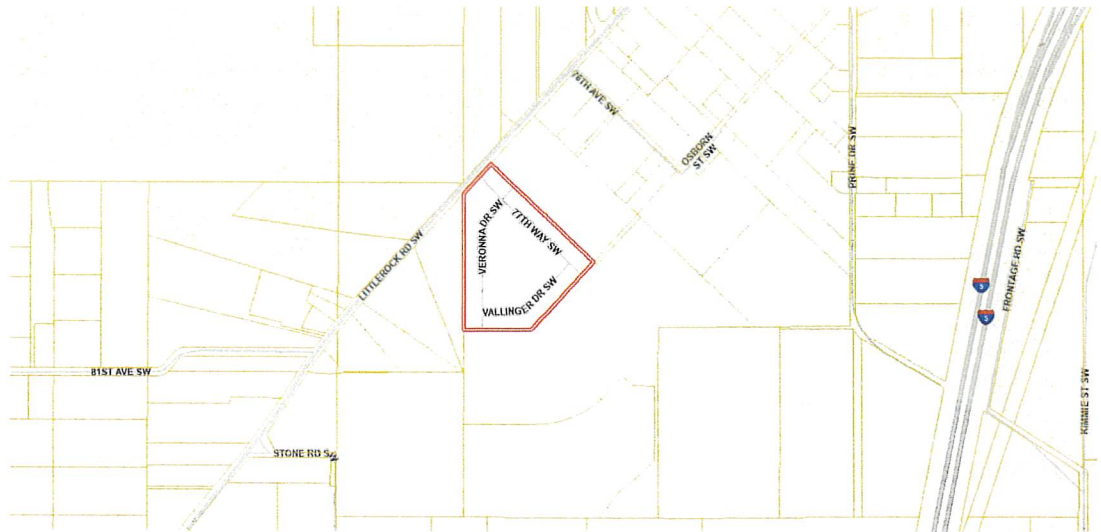
Notes:

- Washington State Water Quality Laws, Chapter 90.48 RCW, Water Pollution Control and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, define quality of state waters. Any discharge of sediment-laden runoff or of other pollutants to waters of the state is in violation of these state laws and may be subject to enforcement action.
- This project may require a construction stormwater permit (also known as National Pollution Discharge Elimination System (NPDES) and State Waste Discharge General Permit for Stormwater Discharges Associated with Construction). This permit is required for projects which meet both of the following conditions:
 - One or more acres of soil surface area will be disturbed by construction activities.
 - The site already has offsite discharge to waters of the state or storm drains or will have offsite discharge during construction.

Summary

The Thurston County Community Planning & Economic Development Department has determined that the requirements for environmental analysis, protection, and mitigation (as discussed in Attachment A) have been adequately addressed in the above conditions and notes, in conjunction with the requirements of the Thurston County Critical Areas Ordinance (Title 24) and the Comprehensive Plan adopted under chapter 36.70A RCW, and in other applicable local, State, or Federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Other than the conditions listed above, this Department will not require additional mitigation measures under SEPA.

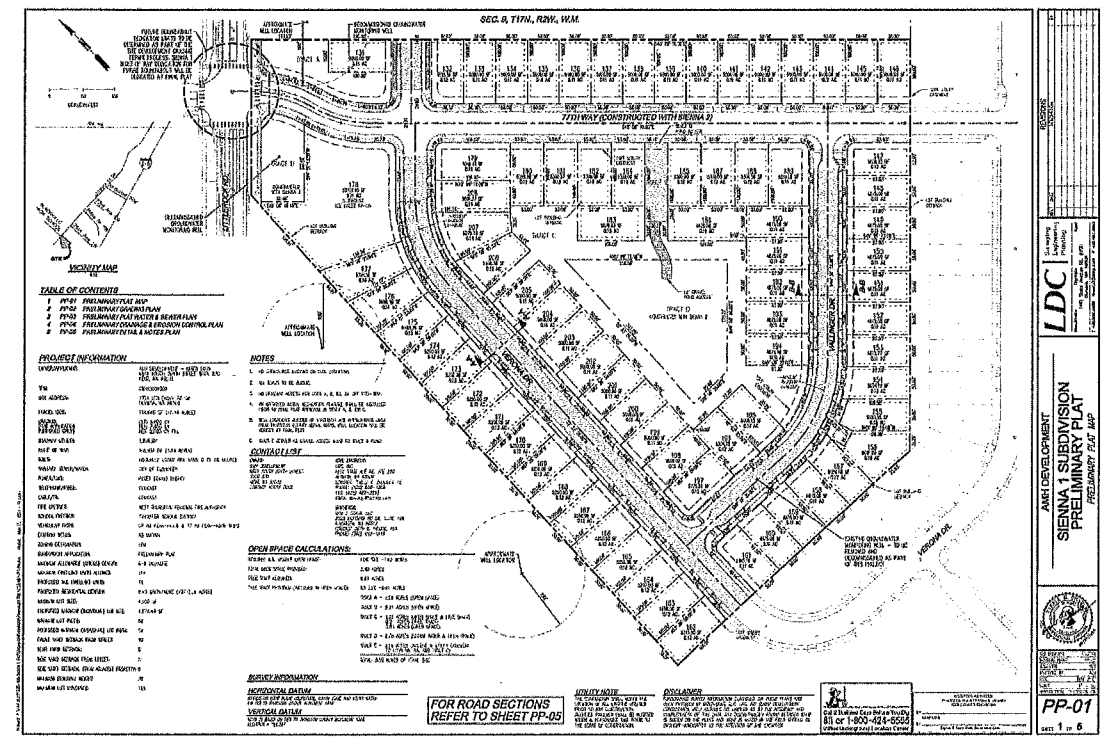
Vicinity Map



2022 Aerial Photo



Site Plan



Adjacent Property Owners
2022103527 – Sienna 1 Plat
October 6, 2022
300' mail radius

PARR TRUSTEES, WILLIAM H & EVELYN R
7649 LITTLEROCK RD SW
TUMWATER, WA 98512

**BAKER AVE LLC
410 MARKET ST
KIRKLAND, WA 98033**

AMH DEVELOPMENT LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

PARR, TRUSTEES, WILLIAM H & EVELYN R
7649 LITTLEROCK RD SW
TUMWATER, WA 98512

COWAN, GEORGE G
7810 LITTLEROCK RD SW
OLYMPIA, WA 98512

BICKLE, HERBERT & JOYCE
7938 LITTLEROCK RD SW
OLYMPIA, WA 98512

CARD, CECIL A
8004 LITTLEROCK RD SW
OLYMPIA, WA 98512

TRESTLEWOOD TUMWATER LLC
401 CENTRAL ST SE
OLYMPIA, WA 98501

TICKNER FARM LLC
13333 CASE RD SW
OLYMPIA, WA 98512

**AMH DEVELOPMENT
6811 S. 204TH STREET, SUITE 270
KENT, WA 98032**

**TYRELL BRADLEY
LDC INC
1411 STATE AVENUE NE, SUITE 200
OLYMPIA, WA 98506**

**LISA REID
SCJ ALLIANCE
1148 NW LEARY WAY
SEATTLE, WA 98107**

