

SCANNED

THURSTON COUNTY
RECEIVED

MAY 24 2023

BUILDING DEVELOPMENT CENTER

Community Planning & Economic Development

2000 Lakeridge Dr. S.W. Olympia, WA 98502

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

TDD Line (360) 754-2933

Email: permit@co.thurston.wa.uswww.co.thurston.wa.us/permitting

SEPA ENVIRONMENTAL 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.

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 and Economic Development
ENVIRONMENTAL CHECKLIST

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Sienna 1 Plat

2. Name of applicant:

AMH Development

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

6811 South 204th Street, Suite 270
Kent, WA 98032
Email: kdoss@ah4r.com

4. Date checklist prepared:

May 16, 2023

5. Agency requesting checklist:

Thurston County

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

Project Start: Spring 2023
Project End: Spring 2025

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

There are no plans for future additions, expansions, or further activity proposed on this project.

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

Drainage and Erosion Control Report, Forestry Report, Groundwater Study, Mounding Analysis, and Traffic Impact Analysis.

* * * * OFFICIAL USE ONLY * * * *

Folder Sequence # _____

Project # : _____

Related Cases: _____

Date Received: _____ By: _____

* * * * OFFICIAL USE ONLY * * * *

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.

There are no applications pending for governmental approvals for other proposals affecting the property covered by the proposal.

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

Preliminary Plat, Final Plat, SEPA, Construction and Engineering Permitting at Thurston County. NPDES permit with WA Department of Ecology.

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

Sienna 1 proposed development is to subdivide the existing 16.18 - acres of land into 78 lots with associated storm-water and utilities. There is a community clubhouse included as part of this project with associated parking stalls

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.

The proposed project site is located at 7731 Littlerock Rd SW, Tumwater, WA 98512 with the parcel number: 0909009000 in Thurston County.



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:

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

0% to 3%.

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.

The general type of soil on the site is 73 - Nisqually Loamy Fine Sand (0 to 3 percent slopes). Please refer to the soil map for more in depth breakdown.

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

No, there are not surface indications or history of unstable soils in the immediate vicinity of the project 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.

The project proposes approximately 5,800 of cut and 7,800 of fill will take place. If off-site fill material is required, it will be obtained from an approved source.

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

Erosion is not anticipated to occur with clearing or grading. Best Management Practices (BMP's) for erosion will be implemented during construction.

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

Approximately 12.9 acres or 79% of the site will be impervious surfaces. (per the Preliminary Plat Map 20220510)

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

Best Management Practices (BMPs) will be used to reduce or control erosion or other impacts to the earth.

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.

During construction, automobiles, trucks and heavy equipments will be operating on the site and therefore will result in increased particulates on the site (fugitive dust and exhaust). After site stabilization, vehicles belonging to residents will result in increased exhaust emissions.

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

There are no known off-site sources of emissions or odor that may impact this proposal.

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

There are currently no measures to reduce or control emissions or impacts to the air.

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 no surface water bodies on the site. Wetlands are shown on Thurston County Interactive website as being located approximately 420 feet to the north west and 590 feet to the south east.

- 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 proposed development will not occur within 200 feet of the on-site wetland. All work will be located outside the required buffers.

- 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 will be used or placed on the site.

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

No surface water withdrawals are proposed.

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

No, the site is not within the 100 year floodplain per FEMA flood map number 53067C028E.

- 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.

The proposal does not involve discharges of waste material to surface waters.

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.

Ground water will not be withdrawn nor water discharged into the ground as part of this proposal.

- 2) 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.

No waste material will be discharged into the ground from septic tanks or other sources.

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.

The primary source of water runoff is storm water. Collection occurs on site across development roofs, driveways, and road surface via catch basins.

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

Waste materials will not enter the ground or surface waters.

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

The proposal does not alter drainage patterns in the vicinity of the site.

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

The project will meet or exceed the storm water requirements for Thurston County and implement BMP's.

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

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

Various grasses, shrubs, and trees will be removed from the site within the area proposed to be cleared. No clearing or plant removal would occur within the critical areas or associated buffer.

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

There are no known threatened and endangered species 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:

The proposed development will install landscaping per the Thurston County Code requirements and use native plants to preserve or enhance vegetation.

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

There are no known noxious and invasive species within or near the site. (please check)

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:

mammals: deer, bear, elk, beaver, other:

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

The proposed development has songbirds.

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

None known.

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

The site, like all Western Washington, lies within the Pacific Flyway Migratory Route. Birds using this route may fly over the subject property.

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

The project will follow the rules and requirements for habitat per the Thurston County Code.

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

There are no proposed invasive animal species known to be 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.

Electric and natural gas will be used to meet the completed project's energy demands. Electric or natural gas heat will be used to heat the proposed dwellings.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

The project will not have any effect on 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 project will install energy efficient appliances.

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.

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

There are no known or possible contaminations on the site from present or past use.

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 existing hazardous chemicals or conditions that might affect the 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 toxic 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.

4) Describe special emergency services that might be required.

Other than normal police, emergency aid unit, and fire protection services, no special emergency services are anticipated.

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

There are no proposed measures needed 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)?

Traffic from Littlerock Rd., equipment from construction, and noise from the construction of housing will exist but not affect this 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 County working hours. On a permanent basis, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.

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

Construction will comply with Thurston County's noise ordinance and work will happen during permitted construction hours.

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 site is currently vacant, Adjacent sites are single family residential. (Please Check).

- 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?

Aerial photos dating back to 1990 show that this site has not been used for agriculture in the last 30 years

- 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:

The proposal will not affect or be affected by surrounding working farmland.

- c. Describe any structures on the site.

The project site is currently vacant.

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

The project site is currently vacant. No structures will be demolished.

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

Single Family Medium Density Residential (SFM)

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

Single Family Medium Density Residential (SFM)

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

There is no current SMP designation of the site.

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

The proposed development has not been classified as a critical area by the city or county.

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

According to the 2019 American Community Survey, Island County's average household size is 2.31 people per household. Therefore, approximately 82-180 people would reside in the completed project.

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

The project site is currently vacant. The completed project will not displace anyone.

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

No proposed measures to avoid or reduce displacement impacts.

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

The proposed development will be consistent with the Thurston County Land Development Code and Engineering standards.

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

There are no proposed measures to reduce or control impacts as the subject parcels are not designated as agricultural and forest lands of long-term commercial significance.

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

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

There will be 77 single family market rate homes constructed as part of this project.

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

No units will be eliminated.

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

None proposed or required.

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?

All structures will be no taller than 35 feet.

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

There will be no views altered or obstructed because of this proposal.

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

The proposed project is consistent with the County's development regulations and uses clustering of lots to minimize aesthetic impacts statewide.

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 proposal would produce light from automobile headlights, street lighting, and home lighting, primarily at night.

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

The proposal would produce light from automobile headlights, street lighting, and home lighting, primarily at night.

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

Light from traffic along Littlerock Rd. SW could affect the proposal.

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

No special measures to reduce or control light and glare impacts are proposed, nor are they expected to be necessary.

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

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

Black Hills High School is located approximately 1,100 feet away and Trosper Lake Park is located approximately 1.5 miles away.

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

The proposed project will not displace any 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:

There is a community clubhouse included with this project that will include indoor and outdoor recreation amenities.

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.

There are no buildings, structures, or sites, located on or near the project that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers.

- 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 or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site per WISAARD.

- 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.

A review of Washington State's Department of Archology and Historic Preservation's WISAARD Online GIS map was used to assess the potential impacts to cultural and historic resources on and near the project site. The WISAARD predictive model rates the site as low risk.

- 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, archaeological, scientific, or cultural importance be discovered. Local tribes would be notified.

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 served by Littlerock Road. Access to the site will be from Littlerock Road.

- 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?

According to the Intercity Transit System Map the site is not currently served by public transit. The nearest bus stop is at the corner of Littlerock Rd. and Israel Rd, approximately 1.1 miles away.

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

This is a single family home development. At a minimum, each lot will have 2 driveway parking 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).

No frontage improvements are planned. All improvements were constructed as part of Sienna 2

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

The proposed development will not occur within the immediate vicinity of water, rail, or air transportation.

- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

The trip generation of the development has been calculated using data published by the Institute of Transportation Engineers (ITE) for ITE Land Use Code 210, Single-Family Detached Housing. At full potential build-out, the Seinna 1 Plat development is expected to generate approximately 773 average daily trips, 77 PM peak hour trips.

- 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.

The proposal will have no affect or be affected by the movement of agricultural and forest products on roads or streets.

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

The developer will pay all required traffic impact fees to mitigate for the impact that the proposed development will have on the County's infrastructure.

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.

The proposal will add a greater demand for service such as fire protection, police protection, public transit, health care, schools, etc. Services are generally in place to accommodate this demand.

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

The proposal will pay all required impact fees as required by the County.

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

- a. Check utilities currently available at the site:

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.

electricity, gas, water, telephone, and sewer.

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: Tyrell E. Bradley

Name of signee Tyrell Bradley

Position and Agency/Organization Principal Engineer LDC, inc.

Date Submitted: 6/30/2022

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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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

