



Thurston County Resource Stewardship
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Supplemental Application ENVIRONMENTAL CHECKLIST (SEPA)

STAFF USE ONLY	DATE STAMP
<p style="font-size: 1.2em; font-weight: bold;">13 112597 XA</p> <p>Permit Type: Environmental Checklist Sub Type: Hearing Examiner Work Type: Residential Site: 3146 MARVIN RD SE OLYMPIA WA 98503 Assessor Property ID: 11825240000 Applicant: Steve Hatton/Hatton Godat Pantier Owner: CONWELL INVESTMENTS LLC</p>	<p style="font-weight: bold; font-size: 1.1em;">THURSTON COUNTY RECEIVED</p> <p style="font-size: 1.2em; font-weight: bold;">OCT 18 2013</p> <p style="font-weight: bold; font-size: 1.1em;">DEVELOPMENT SERVICES</p>
<p>Intake by: _____ </p>	

This application form cannot be submitted alone. In addition to this form, a complete application package includes:

Applicant Use	SUBMITTAL CHECKLIST	Staff Use Only
<input checked="" type="checkbox"/>	Master application.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Applicable processing fees. <i>Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Site plan – One copy of a site plan, drawn to scale on 8 ½ x 11 or 11 X 17 paper, which depicts all items outlined in the attached site plan submittal requirements.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Environmental reports (wetland report, mitigation plan, geotechnical report, etc.) as required.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Signature and date.	<input type="checkbox"/>

Instructions for Applicants

This Environmental Checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an Environmental Impact Statement (EIS). Answer the questions briefly, with the most precise information known, or give the best description you can. **DO NOT WRITE IN THE AREA THAT IS SPECIFIED FOR AGENCY USE ONLY AND USE ONLY THE ENVIRONMENTAL CHECKLIST APPLICATION PROVIDED BY THURSTON COUNTY.**

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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 a significant adverse impact.

Use of Checklist for Non-Project Proposals:

Non-project proposals are those which are not tied to a specific site, such as adoption of plans, policies or ordinances. Complete the Environmental Checklist for non-project proposals even though questions may be answered "does not apply." In addition, complete the Supplemental Sheet for Non-project Actions (Part D).

For non-project actions, the references in the application to the words "project," "applicant," and "property" should read as "proposal," "proposer," and "affected geographic area," respectively.

Supplemental and Site Plan Submittal Requirements

This application shall contain and/or address the following in a clear, accurate and intelligible form. Submit this checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

Applicant Use	Supplemental and Site Plan Submittal Requirements	Staff Use Only
<input checked="" type="checkbox"/>	1. The project site must be identified in the field by posting an identification sign visible from the access road and by flagging the property corners and the center of the driveway/road access location. The purpose of the sign is for project identification rather than public notification. The sign and flagging are provided by Thurston County and can be obtained at the Permit Assistance Center.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. One copy of a site plan, drawn to scale (standard engineer scale) on 8 1/2" x 11" or 11" X 17" paper, which depicts the following:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	a. All information drawn to scale (standard engineer scale).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. A north arrow, map scale, date and site address.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c. Property boundary lines and dimensions for <u>all</u> affected parcel(s).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d. The location of all existing structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e. All means, existing and proposed 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"/>	f. The location of all existing and proposed easements	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g. The location of all existing proposed public and on-site utility structures and lines, such as on-site septic tanks, drainfields and reserve areas, water lines, wells and springs.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	h. The location of all critical areas including, but not limited to, shorelines, wetlands, streams, flood zones, lakes, high groundwater, and steep slopes.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	i. Vicinity sketch, at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	j. Include acreage and square footage within each parcel.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	k. 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"/>

Applicant Use	<u>Supplemental and Site Plan Submittal Requirements</u>	Staff Use Only
<input checked="" type="checkbox"/>	l. 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"/>	m. 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"/>
<input checked="" type="checkbox"/>	3. Environmental reports (wetland report, mitigation plan, geotechnical report, etc.) as required.	<input type="checkbox"/>



THURSTON COUNTY
RESOURCE STEWARDSHIP
ENVIRONMENTAL CHECKLIST PERMIT SERVICES

THURSTON COUNTY
RECEIVED
OCT 18 2013

"USE BLACK INK ONLY"

1. Applicant: Mark Conwell Conwell Investments, LLC
Address: 2415 Carpenter Road SE
Lacey, WA 98503
Phone: (360) 790-6385
Cell: _____
E-Mail Address: _____

*** OFFICIAL USE ONLY ***

Folder Sequence # _____

Project # : _____

Related Cases: _____

Date Received: _____ By: _____

*** OFFICIAL USE ONLY ***

2. Point of Contact: Steven D. Hatton
Address: 3910 Martin Way E, Suite B
Olympia, WA 98506
Phone: (360) 943-1599
Cell: _____
E-Mail Address: SteveH@hattonpantier.com

3. Owner: Conwell Investments, LLC
Address: 2415 Carpenter Road SE
Lacey, WA 98503
Phone: (360) 790-6385
Cell: _____
E-Mail Address: _____

4. Property Address or location:

3146 Marvin Road SE, Olympia WA 98503
South on Marvin Road SE to 3146 Marvin Road SE.

5. Quarter/Quarter Section/Township/Range: Section 25, Township 18 North, Range 1 West, W.M.

6. Tax Parcel #: 11825240000

7. Total Acres: 20.02 acres

8. Permit Type: Residential Subdivision

9. Zoning: Low Density 3-6

10. Shoreline Environment: Not applicable

11. Water Body: Not applicable

12. Brief Description of the Proposal and Project Name:

The proposed Plat of Oak Springs is a residential subdivision creating 89 single family residential lots on approximately 20.02 acres at a density of 4.45 units per acre. The project is slated to be constructed in three phases with the first phase consisting of 45 lots, the second phase consisting of 25 lots and the third phase consisting of the final 19 lots. The project will construct a stormwater tract and associated pond within the southeastern portion of the site and will require grading, encroachment and building permits.

Thurston County
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Environmental Checklist

13. Did you attend a presubmission conference for this project? ☒ Yes ☐ No

If yes, when? October 10, 2013

14. Estimated Project Completion Date: November 1, 2015

15. List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local--including rezones):

SEPA Threshold Determination, Preliminary and Final Plat Approval, Grading Permit, Utility and Road Construction Permit(s), Forest Practices Permit and NPDES Permit.

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

The project will be constructed in three phases with Phase 1 consisting of 45 lots, Phase 2 includes 25 lots and Phase 3 the final 19 lots.

17. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain:

No.

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

The subdivision is proposed to be completed in three phases with all phases completed by early January 2015.

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

Forestry Report, Geotechnical Investigation and Report, Transportation Impact Analysis, Habitat Report and Stormwater Management Study.



THURSTON COUNTY RESOURCE STEWARDSHIP ENVIRONMENTAL ELEMENTS

To be Completed by Applicant

Evaluation for Agency Use Only

1. Earth

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)?

The steepest slope on site is approximately 30%.

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 prime farmland.

The Soil Survey of Thurston County indicates soils as Alderwood gravelly sandy loam and Spanaway gravelly sandy loam

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

No, the erosion potential for Alderwood and Spanaway soils are considered light.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

It is estimated that approximately 91,000 cubic yards of cutting and filling of on-site material is anticipated. Only minimal quantities of import or export are likely.

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

Roadway cuts and other construction operations would expose native soils and could result in erosion if exposed to significant rainfall.

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**Evaluation for
Agency Use Only**

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

Approximately 46% of the site is expected to be covered with impervious areas from roofs, roads, driveways and sidewalks.

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

Implement temporary and permanent erosion control measures in accordance with Thurston County Drainage Manual and NPDES Permit.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Minor construction emissions from construction equipment and dust during construction operations.

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

None known.

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

Proper dust control and equipment maintenance during construction.
Installation of permanent landscaping in the completed project.

3. Water

- a. Surface

- (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 or near the immediate vicinity of the project.

To be Completed by Applicant

**Evaluation for
Agency Use Only**

- (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.

No.

- (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.

None.

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

No.

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

No, according to FIRM Panel No. 5301880195C, the site lies within Zone C, defined as an area of minimal flooding.

- (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.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximately quantities if known.

No proposed withdrawal of groundwater. Roof runoff will be piped to detention wet ponds for treatment and infiltration for storage.

To be Completed by Applicant

- (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.

None proposed.

c. Water Run-off (including stormwater)

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, in known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff from roads, driveways and sidewalks will be collected by catch basins and piped to combination detention wet ponds for treatment and infiltration for storage.

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

Pollutants carried in stormwater runoff, principally sediment and petroleum, if left untreated could enter ground or surface water.

- (3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Manage and disperse storm water in accordance with the 2009 Thurston County Drainage Manual.

4. Plants

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

☒ **Deciduous tree:** ☒ alder ☒ maple ☐ aspen ☒ other Oak

☒ **Evergreen tree:** ☒ fir ☐ cedar ☐ pine ☐ other _____

☒ **Shrubs**

☒ **Grass**

☐ **Pasture**

☐ **Crop or grain**

☐ **Wet soil plants:** ☐ cattail ☐ buttercup ☐ bulrush ☐ skunk cabbage
other _____

☐ **Water plants:** ☐ water lily ☐ eelgrass ☐ milfoil ☐ other _____

Other types of vegetation _____

To be Completed by Applicant

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

All vegetation within areas for road, utility, and lot construction will be cleared.

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

None known.

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

All disturbed areas will be revegetated in accordance with Thurston County code and will provide an aesthetically pleasing project in the end.

5. Animals

- a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

☒ **Birds:** ☐ hawk, ☐ heron, ☐ eagle, ☒ songbirds,
 ☐ other: _____

☒ **Mammals** ☒ deer, ☐ bear, ☐ elk, ☐ beaver,
 ☐ other: _____

☐ **Fish:** ☐ bass, ☐ salmon, ☐ trout, ☐ herring, ☐ shellfish,
 ☐ other: _____

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

None known.

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

No.

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

Open space tracts and additional landscaping will preserve and enhance wildlife.

To be Completed by Applicant

**Evaluation for
Agency Use Only**

6. Energy and Natural Resources

- 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.

The project will utilize electricity and natural gas in the homes and electricity to power street lights.

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

No.

- 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

All home construction shall comply with applicable Washington State and local Building and Energy Codes.

7. Environmental Health

- 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.

No.

- (1) Describe special emergency services that might be required.

None.

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

None proposed.

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**Evaluation for
Agency Use Only**

b. Noise

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

Existing residential noises in the area will not affect the proposed 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.

Construction activity for homes, utilities and roads will be created during infrastructure and home construction. Construction activity will occur during daylight hours. Long term noise will be residential in nature.

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

Comply with applicable County codes and noise ordinances.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The existing site is vacant. Adjacent properties to the north and west are developed as single family residential homes, and properties to the east and south are undeveloped.

- b. Has the site been used for agriculture? If so, describe.

No.

- c. Describe any structures on the site.

There is an existing house, mobile home, garage and a barn located in the southwest corner of the project.

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

All existing structures will be demolished.

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

Low Density Residential (LD 3-6).

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

Residential.

- g. If applicable, what is the current Shoreline Master Program designation of the site?

Not applicable.

- h. Has any part of the site been classified an "environmentally sensitive" area? If so, specify.

The proposed is located within an Aquifer Recharge Area and is partially located within a Well Head Protection Area.

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

Some 240 persons will ultimately live in the completed project. No permanent jobs on-site are expected once construction is complete.

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

The project will displace approximately 5 people due to the demolition of the existing house and mobile home.

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

Proposed development and construction of additional homes will reduce displacement impacts.

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

Comply with all applicable comprehensive plans and zoning ordinances along with City and County Development regulations.

9. Housing

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

89 middle income single family homes will be provided in the completed subdivision.

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**Evaluation for
Agency Use Only**

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

Approximately 2 middle to low incoming housing units will be eliminated.

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

Proposed impacts will be reduced by construction of additional homes.

10. Aesthetics

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

Single family homes will be one and two story with a maximum height of 38 feet. The exterior of the homes will consist of wood siding, brick and composite roofing materials.

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

No views in the immediate vicinity will be altered or obstructed.

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

New landscaping will be installed per Thurston County requirements.

11. Light and Glare

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

Light will be generated from porch, street, and other similar safety lighting at night. No glare is expected to be generated.

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

No.

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Agency Use Only**

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

None.

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

All lighting will comply with City and County development regulations and employ cut-off lens to minimize spillover to adjacent properties.

12. Recreation

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

There are no designated or informal recreational opportunities in the immediate vicinity.

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

No.

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

Provide access to passive recreation in open spaces for project residents.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

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

None proposed.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site will be accessed from Accalia Street SE and 28th Way SE via the Plat of Evergreen Heights, Division Two. Internal public roads will be constructed to serve the newly platted lots.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The nearest transit stop (Intercity Transit) is approximately 1 mile away.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Parking spaces will be provided at the rate of two per single family home. Approximately 4 parking stalls will be eliminated.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Three new local access roads will be constructed to serve the lots.

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

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Approximately 89 peak hour trips during the afternoon hours will be generated by the project. Some 847 total trips in any given day.

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

Construct all streets per City of Lacey and County standards. Other mitigation is as proposed in the transportation impact analysis.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Residents in the completed project will require police and fire protection, access to health care, and public schools.

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

Increased revenue from property and other taxes in the general fund will be provided by the project along with adopted impact fees.

16. Utilities

- a. Circle 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 and natural gas by Puget Sound Energy. Telephone by CenturyLink, cable by Comcast, sewer and water by City of Lacey.

17. Signature

- a. 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.

Date Submitted 10/16/13

Print Name STEVEN D HANSON
Signature: [Signature]