



COUNTY COMMISSIONERS
Attachment E
Carolina Mejia-Barahona
District One
Gary Edwards
District Two
Tye Menser
District Three

**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Project Name: Oak Springs Plat

Project Number: 2013104463

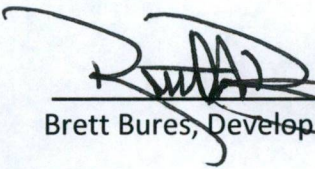
Applicant: Mark Conwell
Conwell Investments, LLC
2415 Carpenter Road SE
Lacey, WA 98503

Point of Contact: Steven D. Hatton, PE
Hatton Godat Pantier, Inc.
3910 Martin Way E., Suite B
Olympia, WA 98506

Lead Agency: Thurston County Community Planning and Economic
Development (CPED)

Responsible Official: Brett Bures, Development Services Manager

Date of Issuance: September 13, 2023
SEPA Comment Deadline: September 27, 2023
SEPA Appeal Deadline: October 4, 2023


Brett Bures, Development Services Manager

9.13.23
Date

Description of Proposal: The proposed Oak Springs Plat is creating 89 single family dwelling units on approximately 20.02 acres at a density of 4.45 units per acre. The project will also construct a stormwater tract and associated pond within the southeastern portion of the site. The project will require grading, encroachment, and building permits.

Location of Proposal: 3145 Marvin Road SE., Olympia, WA 98503

Tax Parcel Number and Legal Description: 11825240000, Section 25, Township 18N, Range 1W S2 SE NW Less RW

Threshold Determination: The lead agency for this proposal has determined that the attached mitigating conditions, along with required compliance with applicable County, State, and Federal codes will mitigate all probable significant adverse impacts upon the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(C). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public upon request.

SEPA 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 fees are received by the Thurston County Community Planning and Economic Development Department prior to 4:00 p.m. on the appeal deadline date. Per TCC 17.09.160(B), only aggrieved parties who submit written comment during the comment period may appeal.

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.

cc: Washington Department of Ecology
Adjacent Property Owners
Tribes – Chehalis, Nisqually, and Squaxin Island Tribe
Washington Department of Natural Resources

Mitigating Conditions

1. To mitigate traffic impacts within the City of Lacey, the proponent will need to contribute \$60,148.82 to the City of Lacey per Lacey Ordinance 14.21, and paid prior to final project approval, pursuant to County Road Standards. See attached worksheet prepared by the City of Lacey for a breakdown of this mitigation amount. Timing of the contributions may be altered if approved by both the City of Lacey and Thurston County
2. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.
3. If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for the southwest Regional Office (SWRO) at (360)-407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Thomas Middleton with the SWRO, Toxics Cleanup Program at the phone number provided below.
4. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface waters or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A. Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action

Construction Stormwater General Permit

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are a part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.

3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard

If there are known soil/ground water contaminants present on-site, additional information (including but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements.

Delicia Durden

From: Delicia Durden
Sent: Wednesday, September 13, 2023 1:49 PM
To: steveh@hattonpantier.com; user772574@aol.com; Chehalis Tribe; Chehalis Tribe, Amy Loudermilk; Nisqually Tribe, Annette Bullchild; Nisqually Tribe, Brad Beach; Squaxin Tribe, Scott Steltzner; Squaxin Tribe, Melissa Puhn; Squaxin Tribe, Shaun Dinubilo; Squaxin Tribe, Eric Marbet; WA Dept of Natural Resources (Forest) Ingrid Ness (southpuget.forestpractices@dnr.wa.gov); sepacenter@dnr.wa.gov; City of Lacey, Leah Bender; Tom Stiles, City of Lacey; rfant@ci.lacey.wa.us; Eva Barber (evba461@ECY.WA.GOV); Opal Smitherman (odav461@ECY.WA.GOV); sasm461@ECY.WA.GOV
Cc: Brett Bures
Subject: Mitigated Determination of Nonsignificance #2013104463 (Oak Springs)
Attachments: 2013104463 MDNS.pdf; 2013104463 SEPA.pdf

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

Project: 2013104463 – Oak Springs
Located at: 3146 Marvin Road SE, Olympia (Lacey UGA)
Lead Project Planner: Brett Bures, Development Services Manager
brett.bures@co.thurston.wa.us / 360-786-5471

Comment Deadline: September 27, 2023
Appeal Deadline: October 4, 2023

Description: The proposed Oak Springs Plat is creating 89 single family dwelling units on approximately 20.02 acres at a density of 4.45 units per acre. The project will also construct a stormwater tract and associated pond within the southeastern portion of the site. The project will require grading, encroachment, and building permits.

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
2013104463 – Oak Springs
September 12, 2023
300' mail radius

CONWELL INVESTMENTS LLC
2415 CARPENTER RD SE
LACEY, WA 98503

WALTON, KENNETH E
3148 MARVIN RD SE
OLYMPIA, WA 98503

~~EVERGREEN HEIGHTS OWNERS~~
~~ASSOCIATION~~
~~1868 STATE ST NE~~
~~OLYMPIA, WA 98506~~

EVERGREEN HEIGHT OWNERS ASSOC
1868 STATE AVE NE
OLYMPIA, WA 98506

RAMOS, PRISCILLA
2920 RILEY DR SE
OLYMPIA, WA 98513

HART, DAVID C & MINNIE TERESA C
2926 RILEY DR SE
OLYMPIA, WA 98513

CNR HOLDINGS LLC
1868 STATE AVE NE
OLYMPIA, WA 98506

DAVIES, DARRELL DUANE
8641 29TH WAY SE
OLYMPIA, WA 98513

SFR JAVELIN BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

DURAN, JOSE GARCIA & PAULINE DEE
8633 29TH WAY SE
OLYMPIA, WA 98513

WURZEL, WILLIAM W & KENLYN M
5204 STABLE CT
FORT BELVOIR, VA 22060-2586

MONICAL, WILLIAM DEAN
8625 29TH WAY SE
OLYMPIA, WA 98513

VAIASUSO JR, PETER PAUL & KAORU M
8621 29TH WAY SE
OLYMPIA, WA 98513

LEE, HYEJIN
3022 BELLA CT SE
OLYMPIA, WA 98513

MOE, ERIC W & NICOLE M
3026 BELLA CT SE
OLYMPIA, WA 98513

SUNRISE ADULT FAMILY HOME RAMEL N
DIZON LLC
2339 HUNTINGTON LOOP SE
OLYMPIA, WA 98513-3492

LUCAS, MARK A & ELIZABETH A
3038 BELLA CT SE
OLYMPIA, WA 98513

DICKINSON, STEVEN J & NANCY L
3031 BELLA CT SE
OLYMPIA, WA 98513

GLASS, BECKY
3023 BELLA CT SE
OLYMPIA, WA 98513

STALOCH, PHILIP J & KATHLEEN M
3019 BELLA CT SE
OLYMPIA, WA 98513

WILLIAMS, BRANDON J & MELISSA F
3015 BELLA CT SE
OLYMPIA, WA 98513

WINISTORFER, DANIEL R & KIMBERLY I
7763 JEWELWEED CT
SPRINGFIELD, VA 22152-3149

LONG, LOYD G & CAROLYN F
8644 29TH WAY SE
OLYMPIA, WA 98513

BURNS, JOHN AUSTIN & WEN CHEN
389 BRANCHPORT DR
CHESTERFIELD, MO 63017-2901

HUDSON, KELLY A
8636 29TH WAY SE
OLYMPIA, WA 98513

LABUDA, SHARON K
8632 29TH WAY SE
OLYMPIA, WA 98513

LEE, STEFAN W & SANDY M
8628 29TH WAY SE
OLYMPIA, WA 98513

CORNISH, STANLEY C & CAROLYN
8624 29TH WAY SE
OLYMPIA, WA 98513

SANCHEZ, FRED A & HU P
8620 29TH WAY SE
OLYMPIA, WA 98513

CHANG, JAE Y & MONICA Y
8948 28TH WAY SE
OLYMPIA, WA 98513

MILLER, PEGGY M
9002 28TH WAY SE
OLYMPIA, WA 98513

OELTJEN, RICK & JULIE ANNE
9006 28TH WAY SE
OLYMPIA, WA 98513

ROBLEDO, DANIEL & TONIA K
9010 28TH WAY SE
OLYMPIA, WA 98513

LIBBEY, RICHARD A & BARBARA L
9014 28TH WAY SE
OLYMPIA, WA 98513

CHANG, HAN BYEOL
6640 N 89TH LOOP
CAMAS, WA 98607-6752

MONZON, ROBERT S & DIANA M
8931 29TH WAY SE
OLYMPIA, WA 98513

BARRETT JR, RAY A & KRISTINA L
8919 29TH WAY SE
OLYMPIA, WA 98513

WITHE, AARON & AUBREE
1204 6TH ST
ARGYLE, TX 76226-1672

GRAHN, GREGORY E & SUSAN M
8907 29TH WAY SE
OLYMPIA, WA 98513

HIPOL, FREDERICK D & EMILY G
8901 29TH WAY SE
OLYMPIA, WA 98513

BERRY, MATTHEW & ASHLEY
8845 29TH WAY SE
OLYMPIA, WA 98513

SUH, YOUNGHO
8839 29TH WAY SE
OLYMPIA, WA 98513

BAKER, GREG & CARRIE
PO BOX 314
HOWE, IN 46746-0314

RUEPONG, DANIEL M & CHRISTINA
8827 29TH WAY SE
OLYMPIA, WA 98513

DURHAM, GREGORY C & MICHELLE R
8821 29TH WAY SE
OLYMPIA, WA 98513

CALMA, BRADLEY A & SHARON C
8817 29TH WAY SE
OLYMPIA, WA 98513

IYALL, FRANCIS M & MARGARET J
8811 29TH WAY SE
OLYMPIA, WA 98513

MOORE, BRIAN & LISA
8805 29TH WAY SE
OLYMPIA, WA 98513

JOHNSON, RENATE & ROBERT L
8745 29TH WAY SE
OLYMPIA, WA 98513

LEVERINGTON, CHARLEEN K
8737 29TH WAY SE
OLYMPIA, WA 98513

TINGLE, ROBERT D & KATIE L
8729 29TH WAY SE
OLYMPIA, WA 98513

PARTRIDGE, MICHAEL P & MARGO J
8721 29TH WAY SE
OLYMPIA, WA 98513

ALLARDE, PETER B & CRYSTAL R
8713 29TH WAY SE
OLYMPIA, WA 98513

DEXTER, KATHLEEN E
8707 29TH WAY SE
OLYMPIA, WA 98513

MULLIN GROSS, ELISABETH D
8701 29TH WAY SE
OLYMPIA, WA 98513

LEVERINGTON, MARC ALEXANDER &
ANDREA NICOLE
2930 RILEY DR SE
OLYMPIA, WA 98513

COPPIN, ERIC P & MARCIA L
2917 ACCALIA ST SE
OLYMPIA, WA 98513

MOUNTJOY, KRISTINA E
2921 ACCALIA ST SE
OLYMPIA, WA 98513

VETTER, JEFFREY ROBERT
8814 29TH WAY SE
OLYMPIA, WA 98513

FOUCH, CARL P & JUDY E
8808 29TH WAY SE
OLYMPIA, WA 98513

ZAVALA, ANTONIO TOKU & GRACE
BAGALOYOS
8804 29TH WAY SE
OLYMPIA, WA 98513

VAUGHN, ROBERT B & RUTH L
8747 28TH WAY SE
OLYMPIA, WA 98513

NIRMAL & BHAJAN LALLY FAM TR
2914 ACCALIA ST SE
OLYMPIA, WA 98513

GARDNER, TERRY D & TERESA L
2918 ACCALIA ST SE
OLYMPIA, WA 98513

MASON, DANIEL D
2922 ACCALIA ST SE
OLYMPIA, WA 98513

CARELLI, CHARLES & PAMELA
2921 CALEDONIA ST SE
OLYMPIA, WA 98513

SMITH, RANDALL K & JANET D
2917 CALEDONIA DR SE
OLYMPIA, WA 98513

LEAHY, TERRENCE A & LAURA A
2913 CALEDONIA ST SE
OLYMPIA, WA 98513

CHEN, PATRICK YU JEN
2912 CALEDONIA CT SE
OLYMPIA, WA 98513

ANIBABA, OLANREWAJU & CHARLENE
2916 CALEDONIA ST SE
OLYMPIA, WA 98513

TEW, MARK & ROBIN
2920 CALEDONIA ST SE
OLYMPIA, WA 98513

INMAN, DIANE
9610 SW 116TH ST
VASHON, WA 98070

SMITH, JAMISON RANDOLPH
9003 28TH WAY SE
OLYMPIA, WA 98513

HIMSL, ALAN J & PATRICIA A
8949 28TH WAY SE
OLYMPIA, WA 98513

UEHARA, JAMES K
3340 DARTMOUTH DR SE
LACEY, WA 98503

MELBY, STEVEN W & CHERRIE S
3430 DARTMOUTH DR SE
OLYMPIA, WA 98503

SZAZY LIVING TRUST, RITA MARIE
2711 FORDHAM CT SE
LACEY, WA 98503

MCPHEE, MICHAEL J & JENNIFER A
3435 DARTMOUTH DR SE
OLYMPIA, WA 98503

BURKE, JOHN D
3425 DARTMOUTH DR SE
OLYMPIA, WA 98503

SHIELDS, EDWARD L
3415 DARTMOUTH DR SE
OLYMPIA, WA 98503

AGNI, GIAN
3405 DARTMOUTH DR SE
LACEY, WA 98503

OAK TREE HOMEOWNERS ASSOCIATION
13810 SE EASTGATE WAY STE 410
BELLEVUE, WA 98005

~~OAK TREE DEVELOPER LLC
13810 SE EASTGATE WAY STE 410
BELLEVUE, WA 98005~~

~~OAK TREE PRESERVE LLC
15 LAKE BELLEVUE DR STE 102
BELLEVUE, WA 98005~~

~~EVERGREEN HEIGHTS LLC
1868 STATE AVE NE
OLYMPIA, WA 98506~~

**STEVEN D. HATTON, PE
HATTON GODAT PANTIER INC
3910 MARTIN WAY EAST, SUITE B
OLYMPIA, WA 98506**

Josh Sanderson
8920 28th Way SE
Olympia, WA 98513

Steve Pickard
8605 – 29th Way SE
Olympia, WA 98513

Kelly Woodford
8601 29th Way SE
Olympia, WA 98513

Richard Randall
8545 – 28th Way SE
Olympia, WA 98513

Ed & Ronna Heiser
8541 – 28th Way SE
Olympia, WA 98513

Nina and Richard Blas
8537 – 28th Way SE
Olympia, WA 98513

Tim and Kirsten York
8625 – 28th Way SE
Olympia, WA 98513

Casey and Cindy Kramer
8629 – 28th Way SE
Olympia, WA 98513

Janice and John Greer
8612 – 29th Way SE
Olympia, WA 98513

Jetta Ashley
8821 – 28th Way SE
Olympia, WA 98513

Mike and Linda Dexter
8709 – 28th Way SE
Olympia, WA 98513

Ashley & Raul Diaz
8647 – 28th Way SE
Olympia, WA 98513

Jenny Crotts
8608 – 28th Way SE
Olympia, WA 98513

Keonna Flaskerud
2902 Riley Drive SE
Olympia, WA 98513

John and Marilyn Alongi
8544 – 28th Way SE
Olympia, WA 98513

Mark F. Hohn
2846 Caledonia Drive SE
Olympia, WA 98513

Jacob and Candace Knoefler
8534 – 29th Way SE
Olympia, WA 98513

Sheik Khan, MD
2908 Riley Drive SE
Olympia, WA 98513

Janice M. Greer
8616 – 29th Way SE
Olympia, WA 98513

Les Eldridge
2920 Riley Drive SE
Olympia, WA 98513

David and Debbie Chalfant
8620 – 29th Way SE
Olympia, WA 98513

Pat Rice
8526 Malia Lane SE
Lacey, WA 98513

Martyn & Gwynn Sugihara
8616 – 29th Way SE
Olympia, WA 98513

David and Linda Kelley
8529 Malia Lane SE
Olympia, WA 98513

Email to----->>>>>>>>>>

Erin LaBelle at

Erin.seei@yahoo.com

2013104463

Legend

Parcel Boundaries

Scale 1: 10,738

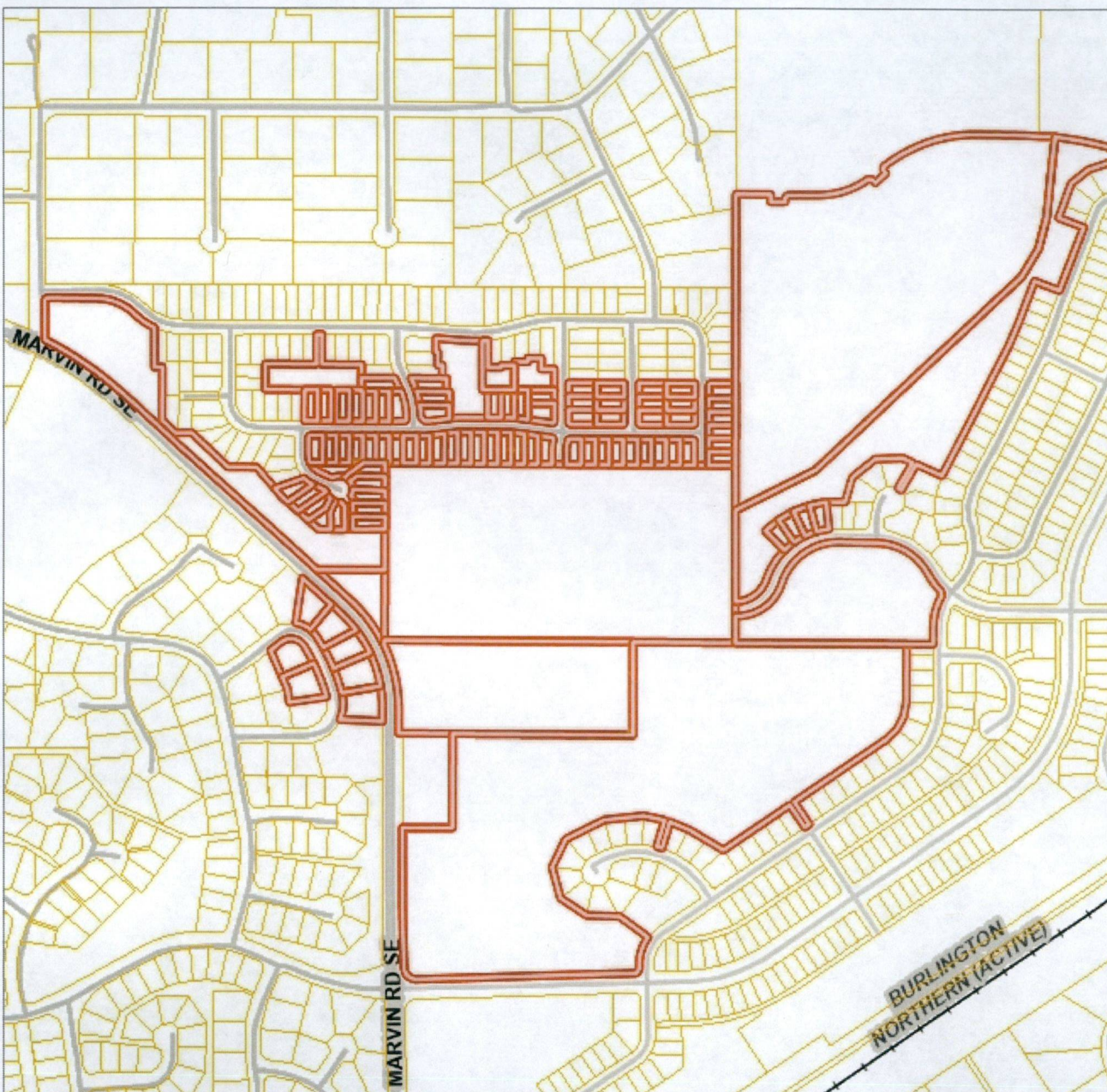
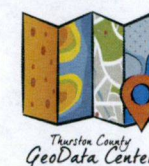
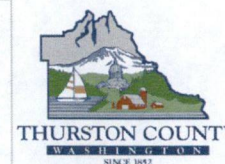
0 500 1000
Feet



Author: Delicia Durden

Published: 9/12/2023

Note: 300' mail radius



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