

## COUNTY COMMISSIONERS

Carolina Mejia-Barahona

District One

Gary Edwards

District Two

Tye Menser

District Three

## COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Joshua Cummings, Director

*Creating Solutions for Our Future***MITIGATED DETERMINATION OF NONSIGNIFICANCE**

**Project Name:** The Enclave at Oak Tree

**Project Number:** 2022105125

**Applicant:** SSHI, LLC dba D.R. Horton  
11241 Slater Avenue NE, Suite 200  
Kirkland, WA 98033

**Point of Contact:** Jeff Pantier, PLS  
Hatton Godat Pantier  
3910 Martin Way E, Ste B  
Olympia, WA 98506

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

**Responsible Official:** Brett Bures, Development Services Manager

**Date of Issuance:** December 1, 2023

**SEPA Comment Deadline:** December 15, 2023

**SEPA Appeal Deadline:** December 22, 2023


  
Brett Bures, Development Services Manager

 11.30.23  
Date



**Description of Proposal:** The proposed Enclave at Oak Tree preliminary plat proposes to create 182 single family lots on a 36.22-acre site. The project will consist of 131 detached single-family homes and 51 cluster attached style townhouses. The project will include 12.63 acres of open space designated in 9 separate tracts for the purposes of critical area preservation, tree preservation, stormwater, landscaping, and recreation. The property is split zoned, Low Density Residential (LD) and Moderate Density Residential (MD) within the Lacey Urban Growth Area in Thurston County.

**Location of Proposal:** 2402 Marvin Road SE., Lacey, WA

**Tax Parcel Number and Legal Description:** 11823430100, 11826110000, and 11826110300, Section 23, Township 18N, Range 1W NPS-0049 LT 2 PTN OF Document 001/592 BEING PTN S2 SE OTHER PTN 11826110000

**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 \$104,957.84 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. According to the Thurston Regional Planning Council's 1999 Household Travel Survey, 5.6% of all trips are made by bicycling or walking. This project is expected to generate a similar number of pedestrians and cyclists. The Transportation Comprehensive Plan identifies the need for sidewalk, bike lanes and other facilities to accommodate multi-modal transportation. The multi-modal impacts from this project shall be mitigated by constructing frontage improvements according to Lacey's standards.
3. 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.
4. 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.
5. This proposed project is located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma (visit Ecology's Tacoma Smelter Plume map search tool: <https://fortress.wa.gov/ecy/smealtersearch/> )

Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure contaminated soil. Construction workers, landscaper, gardeners, and others who work in the soils are also at risk.



Ecology recommends that the lead agency include the following as conditions of approval, prior to the issuance of any site development permits or the initiation of grading, filling, or clearing:

- Sample the soil and analyze for arsenic and lead following the 2012 Tacoma Smelter Plume Guidance. The soil sampling results shall be sent to Ecology for review. If the project includes open space areas, contact the Technical Assistance Coordinator, Eva Barber, for assistance in soil sampling methodology within the open space area.
- If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The MTCA cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.
- If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:
  1. Develop soil remediation plan and enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program visit Ecology's website at:  
<http://www.ecy.wa.gov/programs/tcp/vcp/vdpmain.htm>.
  2. Obtain an opinion letter from Ecology stating that the proposes soil remediation plan will likely result in not further action under MTCA. The applicant shall provide to the local land use permitting agency the opinion letter from Ecology.
  3. Prior to finalizing site development permits, provide to the local land use permitting agency "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.
- If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.



The link below provides a fact sheet that explains more how the arsenic and lead cleanup levels were set and why Ecology sees that they are protective for human health: <https://fortress.wa.gov/ecy/publications/SummaryPages/1109095.html> .

For assistance and information about Tacoma Smelter Plume and soil contamination, the applicant shall contact, Eva Barber with the Toxics Cleanup Program at (360) 407-7094 or via email at [Eva.Barber@ecy.wa.gov](mailto:Eva.Barber@ecy.wa.gov) .

6. 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. For additional information on contaminated construction sites, please contact Evan Wood at [evan.wood@ecy.wa.gov](mailto:evan.wood@ecy.wa.gov) , or by phone at (360) 706-4599.



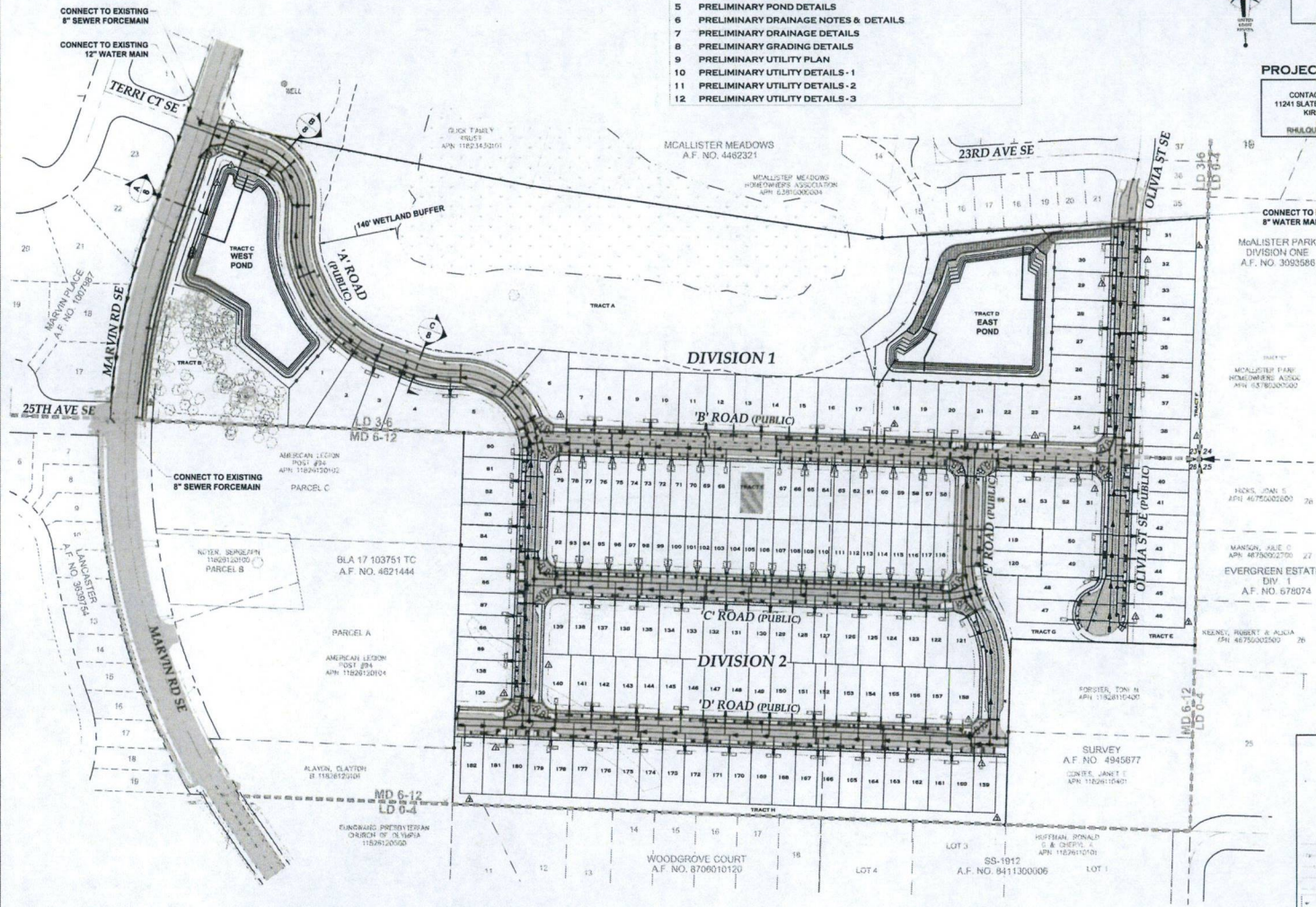
Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application>. Construction site operator must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.



# THE ENCLAVE AT OAK TREE

LACEY, WA



## SHEET INDEX

- 1 PRELIMINARY COVER SHEET
- 2 PRELIMINARY EROSION & SEDIMENT CONTROL PLAN
- 3 PRELIMINARY EROSION CONTROL NOTES & DETAILS
- 4 PRELIMINARY GRADING & DRAINAGE PLAN
- 5 PRELIMINARY POND DETAILS
- 6 PRELIMINARY DRAINAGE NOTES & DETAILS
- 7 PRELIMINARY DRAINAGE DETAILS
- 8 PRELIMINARY GRADING DETAILS
- 9 PRELIMINARY UTILITY PLAN
- 10 PRELIMINARY UTILITY DETAILS - 1
- 11 PRELIMINARY UTILITY DETAILS - 2
- 12 PRELIMINARY UTILITY DETAILS - 3



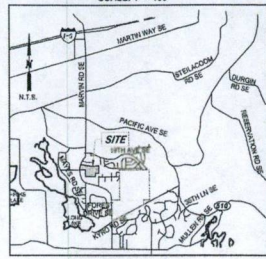
CITY OF LACEY	
VERTICAL DATUM THURSTON COUNTY PHOTOGRAMMETRY	MERIDIAN HORIZONTAL DATUM CITY OF LACEY COORDINATE SYSTEM AND SURVEY RECORDED UNDER AUDITORS NO 311152, BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M. EQUALS NORTH 89°02'08" WEST
SCALE: 1" = 100'	

## PROJECT PROPONENT

DR HORTON  
CONTACT: KATHY HULQUIST  
11241 SLATER AVENUE, SUITE 200  
KIRKLAND, WA 98033  
(425) 735-1000  
RHULQUIST@DRHORTON.COM

## CONNECT TO EXISTING 8" WATER MAIN

MOALISTER PARK  
DIVISION ONE  
A.F. NO. 3093588



## VICINITY MAP SITE DATA

ASSESSOR'S PARCEL NO. 9 ZONING	11823430100, 11826110000, 11826110300 MD, MODERATE-DENSITY RESIDENTIAL LD 3-6, LOW-DENSITY RESIDENTIAL
TOTAL AREA	36.22 ACRES
WETLANDS	2.56 ACRES
BUFFERS	2.56 ACRES
OAK TREES	0.93 ACRES
NET AREA	29.78 ACRES
LENGTH OF ROADS	5.294 L.F.
AREA OF ROADS	6.93 ACRES
TOTAL LOTS	182
DENSITY	6.11 DU/AC (OVERALL)
TOTAL OPEN SPACE	12.83 ACRES (34.9%)
AREA OF LD ZONE	18.84 ACRES
AREA OF MD ZONE	17.98 ACRES
SMALLEST LOT AREA LD 3-6	5,000 SF
SMALLEST LOT AREA MD 6-12	4,000 SF (STANDARD)
SMALLEST LOT AREA	2,400 SF (TOWNHOME)
AVERAGE LOT AREA	4,385 SF (EXCLUDING TOWNHOMES)
WATER	CITY OF LACEY
SEWER	CITY OF LACEY
DENSITY CALCULATIONS	
LD 3-6 ZONE	
TOTAL AREA	18.84 ACRES
WETLANDS	2.56 ACRES
BUFFERS	2.56 ACRES
OAK TREES	0.93 ACRES
NET AREA	11.95 ACRES
NO. OF LOTS	38
DENSITY	3.18 DU/ACRE
MD 6-12 ZONE	
TOTAL AREA	17.98 ACRES
WETLANDS	0 ACRES
BUFFERS	0 ACRES
NET AREA	17.98 ACRES
NO. OF LOTS	144 TOTAL
NO. OF TOWNHOMES	51 (24%)
DENSITY	8.19 DU/ACRE

## LEGEND

EX. OAK TREE	NEW PEDESTRIAN LIGHT
EX. HYDRANT	NEW HYDRANT ASSEMBLY
EX. WATER METER	NEW SINGLE WATER METER
EX. WATER VALVE	NEW DOUBLE WATER METER
EX. IRRIGATION METER	NEW WATER VALVE
EX. CATCH BASIN	NEW BRIGGATION METER
EX. SEWER MANHOLE	NEW TYPE 2 CATCH BASIN
EX. SEWER CLEANOUT	NEW TYPE 1 CATCH BASIN
EX. SEWER VALVE	NEW PIG LAUNCH PORT
EX. GRAVITY SEWER	NEW SEWER FORCEMAIN
EX. FORCEMAIN	NEW STORM DRAIN LINE
EX. STORM/ROOF LINE	NEW ROOF DRAIN LINE
EX. WATER LINE	NEW WATERMAIN
EX. EDGE OF PAVEMENT	NEW WATER SERVICE
EX. WETLAND	
EXISTING WELL (INFORMATION PROVIDED BY THURSTON COUNTY)	
PLANNED 10' WIDE UTILITY EASEMENT	
PLANNED 16' RIGHT OF WAY DEDICATION	
MODIFIED INCOMPATIBLE USE BUFFER PURSUANT TO CHAPTER 21.80.055TCC (SEE HEARING EXAMINER DECISION FOR EMERSON CROSSING CASE NO. 2016106141)	
ADDITIONAL RIGHT OF WAY DEDICATION BY OTHERS	
PLANNED STORM DRAINAGE EASEMENT	

TOPOGRAPHIC NOTE:  
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS  
HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION  
FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED  
TO BE RELIABLE, HGP CANNOT ENSURE ITS ACCURACY AND THIS  
IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION  
OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN  
INCORPORATED INTO THESE DRAWINGS AS A RESULT.

NOTE: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR  
THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES.  
THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR  
TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE  
LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY  
EXCAVATION.

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT,  
UNLESS CERTIFIED BY HATTON GODAT PANTIER.  
ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE  
REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

CONSTRUCTION STAKING:  
THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY  
THE DESIGN ENGINEER OR A LICENSED LAND SURVEYOR.

RECORD DOCUMENTS:  
THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER  
WITH A DRAWING(S) SHOWING THE CHANGES MADE TO THE  
DESIGN DRAWING(S).

DESIGNED BY: CPM/AS  
DRAWN BY: BSN  
CHECKED BY: CPM  
DATE: SEPTEMBER 2022  
SCALE: 1" = 100'  
V. 10A



HATTON GODAT PANTIER  
ENGINEERS  
AND  
SURVEYORS  
3910 MARTIN WAY E. SUITE B  
OLYMPIA, WA 98506  
TEL: 360.457.3577  
hgp@hgpantier.com

REVISIONS:  
DATE  
COUNTY COMMENTS 06/21/23

THE ENCLAVE AT OAK TREE  
LACEY, WA  
PRELIMINARY COVER SHEET

AGENCY NO. 7002100000  
SHEET: 1 OF 12  
INDEX: 21-088 PRELIMINARY  
JOB: 21-088



## Delicia Durden

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**From:** Delicia Durden  
**Sent:** Friday, December 1, 2023 1:54 PM  
**To:** 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); minhkim@gmail.com; jbeem@drhorton.com; JeffP@hattonpantier.com; Diana Ison, Ecology; Opal Smitherman (odav461@ECY.WA.GOV)  
**Cc:** Brett Bures  
**Subject:** RE: Mitigated Determination of Nonsignificance # 2022105125 - Enclave at Oak Tree

Corrections to deadlines below. Should state December 15, 2023 for comment deadline and December 22, 2023 for Appeal Deadline.

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**From:** Delicia Durden  
**Sent:** Friday, December 1, 2023 1:28 PM  
**To:** Chehalis Tribe <dpenn@chehalis-tribe.org>; Chehalis Tribe, Amy Loudermilk <aloudermilk@chehalis-tribe.org>; Nisqually Tribe, Annette Bullchild <bullchild.annette@nisqually-nsn.gov>; Nisqually Tribe, Brad Beach <beach.brad@nisqually-nsn.gov>; Squaxin Tribe, Scott Steltzner <ssteltzner@squaxin.us>; Squaxin Tribe, Melissa Puhn <mpuhn@squaxin.us>; Squaxin Tribe, Shaun Dinubilo <sdinubilo@squaxin.us>; Squaxin Tribe, Eric Marbet <emarbet@squaxin.us>; WA Dept of Natural Resources (Forest) Ingrid Ness (southpuget.forestpractices@dnr.wa.gov) <southpuget.forestpractices@dnr.wa.gov>; minhkim@gmail.com; jbeem@drhorton.com; JeffP@hattonpantier.com; Diana Ison, Ecology <diso461@ecy.wa.gov>; Opal Smitherman (odav461@ECY.WA.GOV) <odav461@ECY.WA.GOV>  
**Cc:** Brett Bures <brett.bures@co.thurston.wa.us>  
**Subject:** Mitigated Determination of Nonsignificance # 2022105125 - Enclave at Oak Tree

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

**Project:** 2022105125 – Enclave at Oak Tree  
**Located at:** 2402 Marvin Road NE, Olympia  
**Lead Project Planner:** Brett Bures, Development Services Manager  
[brett.bures@co.thurston.wa.us](mailto:brett.bures@co.thurston.wa.us) / 360-786-5471

**Comment Deadline:** November 15, 2023  
**Appeal Deadline:** November 22, 2023

**Description:** The proposed Enclave at Oak Tree preliminary plat proposes to create 182 single family lots on a 36.22-acre site. The project will consist of 131 detached single-family homes and 51 cluster attached style townhouses. The project will include 12.63 acres of open space designated in 9 separate tracts for the purposes of critical area preservation, tree preservation, stormwater, landscaping, and recreation. The property is split zoned, Low Density Residential (LD) and Moderate Density Residential (MD) within the Lacey Urban Growth Area in Thurston County.



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**Cc:** Brett Bures  
**Subject:** Mitigated Determination of Nonsignificance # 2022105125 - Enclave at Oak Tree  
**Attachments:** 2022105125 MDNS.pdf; 2022105125 SEPA.pdf

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

**Project:** 2022105125 – Enclave at Oak Tree  
**Located at:** 2402 Marvin Road NE, Olympia  
**Lead Project Planner:** Brett Bures, Development Services Manager  
[brett.bures@co.thurston.wa.us](mailto:brett.bures@co.thurston.wa.us) / 360-786-5471

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**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](mailto:delicia.durden@co.thurston.wa.us) | [www.thurstoncountybdc.com](http://www.thurstoncountybdc.com)



Adjacent Property Owners  
2022105125 – Enclave at Oak Tree  
November 30, 2023  
300' mail radius

GLICK FAMILY TRUST  
2322 MARVIN RD SE  
OLYMPIA, WA 98503

HUFFMAN, RONALD G & CHERYL A  
2723 WOODGROVE ST SE  
OLYMPIA, WA 98513

WASIERSKI SR, JOHN H  
8422 WOODGROVE CT SE  
OLYMPIA, WA 98513

LINDAUER, WILLIAM H & REBECCA S  
8348 WOODGROVE CT SE  
LACEY, WA 98513

VANDERZANDEN, SARAH LORRAINE  
8430 WOODGROVE CT SE  
LACEY, WA 98513

ROWE, RODNEY & JANET  
8432 WOODGROVE CT SE  
LACEY, WA 98513

LYNN CABIAO LLC  
9532 MARLBROOK LOOP SE  
OLYMPIA, WA 98513

FORSTER, TONI M  
2647 WOODGROVE ST SE  
OLYMPIA, WA 98513

CONTES, JANET E  
2645 WOODGROVE ST SE  
OLYMPIA, WA 98513

ROYER, SERGE  
2544 MARVIN RD SE  
OLYMPIA, WA 98503

ALAYON, CLAYTON B  
2636 MARVIN RD SE  
OLYMPIA, WA 98503

AMERICAN LEGION POST #94  
PO BOX 5639  
LACEY, WA 98503

LACEY AMER LGN POST 94  
PO BOX 5639  
LACEY, WA 98509

EUNGWANG PRESBYTERIAN CHURCH OF  
OLYMPIA  
2730 MARVIN RD SE  
OLYMPIA, WA 98503

REYNOLDS, DAVID J  
2633 MUGHO ST SE # R17  
OLYMPIA, WA 98513

KEENEY, ROBERT & ALICIA  
8506 27TH AVE SE  
OLYMPIA, WA 98513

LANG, MICHAEL F  
2605 MUGHO ST SE  
OLYMPIA, WA 98513

MANSON, JULIE C  
2521 MUGHO ST SE  
OLYMPIA, WA 98513

HICKS, JOAN S  
2503 MUGHO ST SE  
OLYMPIA, WA 98513

BLU SKY INVESTMENTS LLC  
1810 6TH ST E  
PALMETTO, FL 34221

GIESE, TRAVIS L  
2522 HIDDEN SPRINGS LOOP SE  
OLYMPIA, WA 98503

IH6 PROPERTY WASHINGTON LP  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

TUI TELE, SEAN M & VILAYPHONE  
2530 HIDDEN SPRINGS LOOP SE  
OLYMPIA, WA 98503

HUNT, TODD & ESTELLE  
2534 HIDDEN SPRINGS LOOP SE  
LACEY, WA 98503

SIMS, MICHAEL & ALEXANDRIA  
2538 HIDDEN SPRINGS LOOP SE  
OLYMPIA, WA 98503

FERNANDEZ, ANNE  
2542 HIDDEN SPRINGS LOOP SE  
OLYMPIA, WA 98503

WILLIAMS, LINDA J & RONALD A  
2546 HIDDEN SPRINGS LOOP SE  
OLYMPIA, WA 98503

ARNESON, CRAIG V & THERESA K  
9722 HUNTER POINT RD NW  
OLYMPIA, WA 98502

RAUB, JAMES & SANG  
2304 TERRI CT SE  
OLYMPIA, WA 98503



RUSSO, REBECA  
2308 TERRI CT SE  
OLYMPIA, WA 98503

RUCHTY, RICHARD C  
PO BOX 1074  
KAILUA KONA, HI 96745-1074

EMMONS, IRENE M  
2315 TERRI CT SE  
OLYMPIA, WA 98503

STEVEN, MARILYN A  
2417 LEAH CT SE  
OLYMPIA, WA 98503

SUAZO, JACOB B & PRISCILLA  
8110 25TH AVE SE  
OLYMPIA, WA 98503

MALROY, TIMOTHY J & HEATHER C  
8100 25TH AVE SE  
OLYMPIA, WA 98503

SCROGGINS, JEREMY R & JAMMIE J  
8140 25TH AVE SE  
OLYMPIA, WA 98503

RODRIGUEZ, NORMA  
8130 25TH AVE SE  
LACEY, WA 98503

FLORES, GEORGE & BARBARA  
8120 25TH AVE SE  
OLYMPIA, WA 98503

LOT OWNERS OF MARVIN PLACE  
UNKNOWN  
OLYMPIA, WA

UNDERWOOD, JEREMY J & JESSICA N  
2410 LEAH CT SE  
LACEY, WA 98503

TRONTVET, JOSHUA D & LESLIE R  
2406 LEAH CT SE  
OLYMPIA, WA 98503

HONC, BRIAN A  
2402 LEAH CT SE  
LACEY, WA 98503

BLONDIN, AMY  
2311 CARNBEE CT SE  
OLYMPIA, WA 98513

BROWN JR, CLINTON M  
2317 CARNBEE CT SE  
OLYMPIA, WA 98513

COPE, SHIRLEY JEAN & GLEN D  
2323 CARNBEE CT SE  
OLYMPIA, WA 98513

BLUME, CHRISTOPHER T & PAMELA R  
2329 CARNBEE CT SE  
OLYMPIA, WA 98513

JUDAH, READ & RENEE  
2324 CARNBEE CT SE  
OLYMPIA, WA 98513

MCALLISTER PARK HOMEOWNERS ASSOC  
VIS GROUP  
8617 MARTIN WAY E  
LACEY, WA 98516

MCALLISTER MEADOWS HOMEOWNERS  
ASSOCIATION  
17404 MERIDIAN E STE F PMB 171  
PUYALLUP, WA 98375

LOCKE, KREG STUART & SUSAN ANN  
8247 22ND AVE SE  
LACEY, WA 98513

PARNELL, SCOTT & RACHAEL MCGINNIS  
8303 22ND AVE SE  
LACEY, WA 98513

JUNG, DUK  
2144 MAYES RD SE  
LACEY, WA 98503

HAYES, MICHAEL J & PATRICIA  
8311 22ND AVE SE  
OLYMPIA, WA 98513-3404

SIGLI, CRYSTAL R & MARTIN N  
8315 22ND AVE SE  
LACEY, WA 98513

ZABEL, KYLEE RAE  
8319 22ND AVE SE  
LACEY, WA 98513

FONZECA, IVAN  
8325 22ND AVE SE  
LACEY, WA 98513

GOETZ, KIMBERLY S  
8329 22ND AVE SE  
LACEY, WA 98513

WINDLE, NATHAN & CHRISTINE  
8333 22ND AVE SE  
LACEY, WA 98513

KNOEPFEL, CRAIG W & LESLIE M  
8337 22ND AVE SE  
LACEY, WA 98513



GRAY, SHERRI & RONALD  
8341 22ND AVE SE  
LACEY, WA 98513

DOUGLAS, STEPHEN P & LISA  
2239 AVA ST SE  
LACEY, WA 98513

WEST, LANEKA  
2243 AVA ST SE  
LACEY, WA 98513

NGUYEN, PHONG T  
2249 AVA ST SE  
LACEY, WA 98513

WRIGHT, JUSTIN M & KARAH L  
8403 23RD AVE SE  
LACEY, WA 98513

SON, YOHAN  
8409 23RD AVE SE  
LACEY, WA 98513

GALLARDO, NYRA  
8415 23RD AVE SE  
LACEY, WA 98513

STARK, BRADLEY LAWRANCE  
8421 23RD AVE SE  
LACEY, WA 98513

FONZECA-HEMSHORN, CARIN ANN  
8427 23RD AVE SE  
OLYMPIA, WA 98513

NARAYANAMOORTHY, SWATHI  
8433 23RD AVE SE  
LACEY, WA 98513

WAGNER, DANIEL J  
8439 23RD AVE SE  
LACEY, WA 98513

TOBIAS, BRIAN & DARCY  
8430 23RD AVE SE  
LACEY, WA 98513

CRAWFORD, FRANCHOT T & NEDRA A  
8424 23RD AVE SE  
LACEY, WA 98513

FREEMAN, TERRY  
8416 23RD AVE SE  
LACEY, WA 98513

WORLEY, ROBERT  
8410 23RD AVE SE  
LACEY, WA 98513

ROSARIO, TYLER & JAMIE  
2232 AVA ST SE  
LACEY, WA 98513

GIRAY, RUFINO J & RUCHIE ROSAN C  
2220 AVA ST SE  
LACEY, WA 98513

LI, YU  
8423 22ND AVE SE  
LACEY, WA 98513

COOLEY, DANIEL & ERICKA L  
8429 22ND AVE SE  
LACEY, WA 98513

HAMILTON, ANDRE SHERWIN CLIFTON &  
LYNDSEY  
2219 OLIVIA ST SE  
LACEY, WA 98513

PRESCHER, SHAWN S & HEATHER  
2233 OLIVIA ST SE  
LACEY, WA 98513

BURTON, THOMAS & DAISY L  
2245 OLIVIA ST SE  
LACEY, WA 98513

SHEIKH, EMILY  
2308 OLIVIA ST SE  
LACEY, WA 98513

RICHARDSON, LESLIE BROOKE  
2304 OLIVIA ST SE  
LACEY, WA 98513

TORRES, JESSICA KATHLYN  
2248 OLIVIA ST SE  
OLYMPIA, WA 98513-4503

PHAN, KIMBERLY  
2242 OLIVIA ST SE  
OLYMPIA, WA 98513

FLORES, JONATHAN CALEB & ANGELA  
SUSAN  
2236 OLIVIA ST SE  
LACEY, WA 98513

GBEHAN, DOUHN G & FIONA N  
2230 OLIVIA ST SE  
LACEY, WA 98513

ANDREW OWEN TRUST  
2218 OLIVIA ST SE  
LACEY, WA 98513

MCKINNEY, DANIELLE M & MICHAEL C  
8232 WOODGROVE CT SE  
OLYMPIA, WA 98513



VELASQUEZ, INGRID CAROLINA GUTIERREZ  
8240 WOODGROVE CT SE  
OLYMPIA, WA 98513

WAKEFIELD, KATHERINE ANN & MARLON  
JORDAN  
8248 WOODGROVE CT SE  
OLYMPIA, WA 98503

EVANS, DANIEL & SARAH  
8304 WOODGROVE CT SE  
OLYMPIA, WA 98513

THOMPSON, DEBBIE D  
8312 WOODGROVE CT SE  
OLYMPIA, WA 98513

TEKIN, FRANK & LINDA  
8320 WOODGROVE CT SE  
OLYMPIA, WA 98513

COOK, CATHLEEN J  
8328 WOODGROVE CT SE  
OLYMPIA, WA 98513

JOSEPHINE E EVANS TRUST  
PO BOX 5901  
LACEY, WA 98509-5901

STALCUP, JOHN P  
8344 WOODGROVE CT SE  
LACEY, WA 98513

**MCALLISTER SPRINGS LLC**  
**50 LASCASCADAS RD**  
**ORINDA, CA 94563**

**SSHI, LLC dba DR HORTON INC.**  
**11241 SLATER AVE NE, SUITE 200**  
**KIRKLAND, WA 98033**

**DRH**  
**1341 HORTON CIRCLE**  
**ARLINGTON, TX 76011**

**JEFF PANTIER**  
**HATON GODAT PANTIER**  
**3910 MARTIN WAY EAST, SUITE B**  
**OLYMPIA, WA 98503**



2022105125

### Legend

Parcel Boundaries

Scale 1: 10,738

0 500 1000  
Feet

Author: Delicia Durden

Published: 11/30/2023

Note: 300' mail radius



THURSTON COUNTY  
WASHINGTON  
SINCE 1852



McAllister  
Park

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