MASTER APPLICATION
This Application Must Accompany A Project Specific Supplemental Application

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<tr>
<th>STAFF USE ONLY</th>
<th>DATE STAMP</th>
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<tbody>
<tr>
<td>PLEASE NOTE: ALL APPLICATIONS AND SITE PLANS MUST BE COMPLETED IN BLUE OR BLACK INK ONLY</td>
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Intake By:

Property Tax Parcel Number(s): 11702430402

Subdivision Name (if applicable):

Property Address: 8025 Valley Hwy SE City: Olympia Zip Code: 98513

Directions to the Property:

Property Access: ☑ Existing ☐ Proposed

Access Type: ☐ Private Driveway ☐ Shared Driveway ☐ Private Road ☑ Public Road

Property Access Issues (locked gate, code required, dogs or other animals): ☑ No ☐ Yes If yes, Describe:

(property owner is responsible for securing animals prior to site visit)

Water Supply: ☑ Existing ☐ Proposed

Water Supply Type: ☐ Single Family ☐ Two Single Family Residential ☐ Group A ☐ Group B

☐ Group B Exempt Name of Community Water System:

Waste Water Sewage Disposal: ☐ Existing ☐ Proposed ☐ Individual Septic System ☐ Sewer

☐ Community Septic System Name of Public System:

DESCRIPTION OF PROJECT PROPOSAL (attach additional sheet if needed)
**BILLING OF INVOICES**

The base application fee charged at the time of application covers base hours listed on the fee schedule. When the base hours by a Department are used, a monthly billing invoice will be generated for additional hours at the hourly rate listed on the fee schedule. Should review of the project exceed the base hours allotted, billing invoices shall be mailed to:

- **Owner**
- **Applicant**
- **Point of Contact**

*Additional property owner sheets can be obtained online at [www.co.thurston.wa.us/permitting](http://www.co.thurston.wa.us/permitting)*

**EMAIL:** An email address is required if you would like communication to be provided by email.

<table>
<thead>
<tr>
<th>Property Owner:</th>
<th>Tim &amp; Sue Spooner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>2308 83rd Ave SE</td>
</tr>
<tr>
<td>City:</td>
<td>Olympia</td>
</tr>
<tr>
<td>State:</td>
<td>WA</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>98513</td>
</tr>
<tr>
<td>Phone #:</td>
<td>360-456-4395</td>
</tr>
<tr>
<td>Fax #:</td>
<td></td>
</tr>
<tr>
<td>Cell #:</td>
<td>360-239-6447</td>
</tr>
<tr>
<td>E-mail:</td>
<td><a href="mailto:Strawspoon@aol.com">Strawspoon@aol.com</a></td>
</tr>
<tr>
<td>Signature:</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Date:</td>
<td>5/20/17</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Applicant (if different than owner):</th>
<th>Owner</th>
</tr>
</thead>
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<td>Mailing Address:</td>
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<td>Date:</td>
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<tr>
<th>Point of Contact:</th>
<th>Owner</th>
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<td>Date:</td>
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*Application is hereby made for a permit or permits to authorize the activities described herein. I certify that I am familiar with the information contained in the application and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.*
Supplemental Application

COMPREHENSIVE PLAN AMENDMENT

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Intake by: 

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

<table>
<thead>
<tr>
<th>Applicant Use</th>
<th>SUBMITTAL CHECKLIST</th>
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<tr>
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<td></td>
<td>Applicable processing fees. Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</td>
</tr>
<tr>
<td></td>
<td>Supplemental requirement checklist (attached)</td>
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<td>SEPA Checklist</td>
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<td>Rezone Application with required materials (if applicable)</td>
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<td>Staff Use Only</td>
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<tr>
<td>No</td>
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<td>Yes</td>
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1. What type of amendment are you requesting: Map ___ Policy ___
2. Are you the property owner or under contract to purchase the property? Yes ___ No ___

Site Specific Amendments to Land Use Designations

Complete the following section for amendments to land use designations. Attach additional sheets as needed.
The County reserves the right to request additional studies or information necessary to process the application.
An amendment that affects an Urban Growth Boundary will require additional studies.

A. Identify the land uses surrounding the property affected, and describe how the proposed change would affect those surrounding land uses.

Currently, the land uses surrounding the property affected are:
1. Small gas station and convenience store: The proposed change does not affect the zoning for this location.
2. Practice golf greens: The proposed change does not affect the zoning for this location.
3. Urban Housing development: The proposed change does not affect the zoning for this location.

Form No. SA016a
B. Explain why the existing land use designation is not appropriate.
The property in question is located in the Neighborhood Convenience District and within the McAllister Geologically Sensitive Area Zoning District of rural Thurston County. The purpose of the McAllister Geologically Sensitive Area District is to provide for commercial uses of a type and density which will minimize the potential for contamination or significant loss in recharge capacity of a vulnerable groundwater aquifer and potable water source of great important to the general public. The proposed new land use is for only a portion of the parcel. The proposed land use is not a prohibited use as outlined in 20.23.025 Special Uses. The proposed use will comply with design standards as outlined in 23.23.030. However, the designation described in Chapter 20.22 Neighborhood Convenience District is more appropriate designation for the proposed use.

C. How have conditions changed so that the proposed designation is more appropriate than the existing designation.
In the past this parcel had a 1-family home on the property. The home had been vacant for many years and therefore was inhabitable. The home was demolished and the parcel remains vacant and unused. Included within the property are Oregon White Oak/Garry Oak Woodlands which are protected under the Thurston County Critical Areas Ordinance. The current property owners will preserve and protect this native habitat and manage and maintain the trees so as to enhance their natural characteristics.

D. Explain why additional land of the designation proposed is needed in Thurston County, and why it is needed at the location proposed.
Small business is the backbone of Thurston County's economy. The current economy is in need of the very kind of stimulus small businesses can provide. To help stabilize Thurston County's shortfalls, Thurston County should encourage small business development. The Yelm Highway location of this property is a prime location for retail shops and a country diner. This part of Thurston County is growing with residential homes, but very few businesses to service the residents. The closest sit-down restaurant and retail shops are more than 3 miles from this location.

E. If the property is in the rural area (outside of an urban growth area), demonstrate, with appropriate data, how the property meets the designation criteria and policies and Chapter 2 – Land Use of the Comprehensive Plan.

Text Amendments
Most, but not necessarily all, text amendments are legislative changes; they can be processed only with the consent of the Thurston County Board of Commissioners. However, if a text amendment with limited applicability is proposed, identify the chapter and page number of the text to be changed; and provide the exact wording changes proposed (attach separate sheets, if needed).

Name of Plan: 

Chapter:        Page:           Section/Other  

Form No. SA036a
All Amendments

Note: Responses to the following section are required. Attach additional sheets as needed.

1. Explain why the change is needed. What issue or problem is resolved by the proposed change?

The requested change in zoning is needed for the community improvement and community economic vitality. The current zoning does not appropriately address the particular use that will most benefit the community. The problem resolved by the proposed change is the problem of a lack of economic development in this portion of Thurston County. This part of Thurston County has many residential developments in it but relatively few community services available. The only restaurants in this area are two “drive-thru” restaurants.

2. How would the proposed change serve the interests of not only the applicant, but the public as a whole?

No community gathering place exists except gas stations/quicki-mart combinations. This part of Thurston County loses power frequently in the winter, yet there is no place that can support the residents through days of power outages. A successful rezoning bid will provide the community with much needed daily and emergency support. Revitalization of underdeveloped area. Sustainable foundation for the community’s economic future and start down the road of long-term prosperity.

3. Explain how the proposed amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020). A list of the goals is attached.

✓ Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. The proposed amendment does not encourage or constitute sprawl in and of itself. It will not inappropriately convert undeveloped land into low-density development because the proposal does not include any proposed residential development.

✓ Encourage economic development throughout the county. Recruit new businesses. Encourage growth in areas experiencing insufficient economic growth within the capacities of the community’s natural resources, public services and public facilities. The proposed amendment encouraged new business because the property owners already have the vision to add a new business to this location. The county does not need to “recruit” a new business. The amendment will encourage a new small business but not over extend the capacity of the community’s natural resource, existing public services and facilities.

✓ Property rights of landowners is protected from arbitrary and discriminatory actions. The amendment makes it possible for the County to ensure the property owner’s rights are not ignored. This process also ensures that the property owners rights are protected from arbitrary and discriminatory action by the County.

4. Explain how the proposed amendment is consistent with the policies of the Thurston County Comprehensive Plan, including any policies of an applicable Joint plan or Subarea plan. (Be sure to review the Transportation Chapters.)

This proposed amendment is consistent with several policies of the Thurston County Comprehensive Plan. First and foremost, the plan is consistent with the rural nature of this portion of Thurston County. The land use is compatible with the rural character of the property and surrounding properties.

This proposed amendment will help achieve the goals set out in the county’s Buildable Lands Program as projected population in Thurston County’s urban growth areas are expected to increase. This proposed amendment will allow a small business to start and get well established before the anticipated increased population growth happens.

Form No. SA036a
The proposed amendment is made with the area's environmental constraints in mind. Protecting aquaculture and preserving the 3 oak trees is built into the plan. The plan fosters traditional rural lifestyles and encourages rural-based economies. It will also provide additional opportunities for residents to live and work in this rural area. The plan does not require the extension of urban governmental services.

The proposed amendment will allow this corner to become a neighborhood convenience area that is already characterized by a high degree of compatibility with surrounding residential areas. The buildings will be small and the design and layout can easily screen residential areas from lights, storage and parking areas. The proposed amendment will allow this new small business is adjacent to existing single businesses. It will not encourage commercial strip mall-type new businesses or string businesses out along the Yelm Highway. The new business is located on an arterial road and is sited at an intersection making in-out access easy without additional road construction. The location near residential developments that are not already served by such a business.

Applicant Signature(s)
I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that the above statements are in all respects true and correct on my (our) information as to those matters.

Tim Spooner  
Printed Name  
Signed  
Date  5/30/17

Sue Spooner  
Printed Name  
Signed  
Date  5/30/17

Printed Name  
Signed  
Date
What Is Environmental Review?
Pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C and the SEPA Rules, WAC 197-11, Thurston County has adopted Chapter 17.09 of the Thurston County Code which requires review of certain proposals to assess the impact of those proposals on the environment before making decisions. “Environment” means the land, air, water, plants, and animals as well as impacts to noise, traffic, utilities, aesthetics, recreation and housing.

There are three categories of determinations that may be issued through SEPA. The determination is made after review of an Environmental Checklist. The purpose of the checklist is to provide information to help identify impacts from a proposal or to reduce or avoid impacts from the proposal.

A Determination of Non-Significance may be issued if it is found that any significant environmental impacts from a proposal are already addressed by existing codes.

A Mitigated Determination of Non-Significance may be issued if there are significant environmental impacts requiring mitigation not already addressed by existing codes. Any mitigating conditions become conditions of project approval.

Lastly, a Determination of Significance (DS) will be issued if it is found that a proposal will have probable significant adverse environmental impacts that cannot be mitigated. Issuance of a DS requires an Environmental Impact Statement (EIS) to be prepared. If an EIS is required, the applicant will be notified in writing of the particular areas of concern. Most applicants hire a consultant to prepare the EIS for them. Either the applicant or consultant will work with Thurston County Planning staff throughout the preparation of the document to assure the EIS meets the requirements of the SEPA law.

When Is Environmental Review Required?
Any one of the following proposals will always require an Environmental Checklist.

- Preliminary Plat
- Rezone
- Forest Practice Permit
- Mobile Home Parks (over 5 spaces)

In addition, an Environmental Checklist is required if a project meets any of the following thresholds.

- Any work conducted over water or in the water
- Commercial buildings of more than 8,000 square feet
- Filling or excavation of more than 500 cubic yards throughout the lifetime of the project
- Agricultural buildings of more than 20,000 square feet
- Parking lot with more than 30 spaces
- Underground storage tanks more than 10,000 gallons
- More than four dwelling units in the Rural County
- More than nine dwelling units in the Urban Growth Area
- Non-Project proposals such as adoption of ordinances, plans and policies

If a proposal requires environmental review, an Environmental Checklist application must be completed and submitted with the underlying project proposal.

How Do I Apply?
Submit a completed application package, including Environmental Checklist to the Permit Assistance Center with the applicable fee. Complete package requirements are outlined on the application. Use only the Environmental Checklist provided by Thurston County.

Review Process and Timing
An Environmental Checklist is always accompanied by another application such as those listed above. Depending on the type of application, the review time could take up to 148 days. The review time may take longer if a request for additional information is required or if an EIS is required.

Thurston County Permit Assistance Center
2000 Lakeridge Drive SW, Bldg 1, Second Floor; Olympia, WA 98502
Phone: (360) 786-5490; TDD line: (360) 754-2933; Fax: (360) 754-2939
www.co.thurston.wa.us/permitting
Appeal

All decisions may be appealed. An Appeal form and associated appeal fee must be submitted within 14 days from the date of the decision. All appeal forms are submitted to the Permit Assistance Center.

I Still Have Questions...

The information in this bulletin is a general guideline of the procedures and rules. You should not rely on this bulletin to identify the specific requirements for your project. For additional information, speak with a staff member at the Permit Assistance Center. Contact information is listed below. You may also review all Thurston County Codes online on the County website referenced at the bottom of this page.
Supplemental Application

ENVIRONMENTAL CHECKLIST (SEPA)

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<th>STAFF USE ONLY</th>
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<td><strong>LABEL</strong></td>
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<td>PLEASE NOTE:</td>
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<tr>
<td>ALL APPLICATIONS AND SITE PLANS</td>
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<tr>
<td>MUST BE COMPLETED IN BLACK OR</td>
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Intake by: ____________________________

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<td>□</td>
</tr>
<tr>
<td></td>
<td>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.</td>
<td>□</td>
</tr>
<tr>
<td></td>
<td>Environmental reports (wetland report, mitigation plan, geotechnical report, etc.) as required.</td>
<td>□</td>
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<tr>
<td></td>
<td>Signature and date.</td>
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**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.

<table>
<thead>
<tr>
<th>Applicant Use</th>
<th>Supplemental and Site Plan Submittal Requirements</th>
<th>Staff Use Only</th>
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<tbody>
<tr>
<td></td>
<td>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.</td>
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<td>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:</td>
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<tr>
<td></td>
<td>a. All information drawn to scale (standard engineer scale).</td>
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<td>b. A north arrow, map scale, date and site address.</td>
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<td>c. Property boundary lines and dimensions for all affected parcel(s).</td>
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<td></td>
<td>d. The location of all existing structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.</td>
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<td></td>
<td>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.</td>
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<td>f. The location of all existing and proposed easements</td>
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<td></td>
<td>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.</td>
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<td>h. The location of all critical areas including, but not limited to, shorelines, wetlands, streams, flood zones, lakes, high groundwater, and steep slopes.</td>
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<td>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.</td>
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<td>j. Include acreage and square footage within each parcel.</td>
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<td>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.</td>
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<td>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.</td>
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<td>3. Environmental reports (wetland report, mitigation plan, geotechnical report, etc.) as required.</td>
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</tbody>
</table>
"USE BLACK INK ONLY"

1. Applicant: Tim & Sue Spooner  
   Address: 8308 83rd Ave SE  
   Olympia WA 98513  
   Phone: 360 239-6447  
   Cell: 360 239-6447  
   E-Mail Address: strawspoon@aol.com

2. Point of Contact: Sue Spooner  
   Address: 8308 83rd Ave SE  
   Olympia WA 98513  
   Phone: 360 239-6447  
   Cell: 360 239-6447  
   E-Mail Address: strawspoon@aol.com

3. Owner: Tim & Sue Spooner  
   Address: 8308 83rd Ave SE  
   Olympia WA 98513  
   Phone: 360 239-6447  
   Cell: 360 239-6447  
   E-Mail Address: strawspoon@aol.com

4. Property Address or location:  
   8025 Reim Hwy SE  
   Olympia WA 98513

5. Quarter/Quarter Section/Township/Range: S0217W

6. Tax Parcel #: 11702430402

7. Total Acres: 5.00 acres

8. Permit Type: n/a (Rezone)


10. Shoreline Environment: n/a

11. Water Body: n/a

12. Brief Description of the Proposal and Project Name:  
    Comprehensive Plan Amendment and Rezone of a Site
13. Did you attend a presubmission conference for this project? Yes ☒ No
   If yes, when? ________________________________

14. Estimated Project Completion Date: Request earliest available docket

15. List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local—including rezones):
   Comprehensive Plan Amendment, Environmental review and determination, Rezone

16. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain:
   No.

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):
   Not Known.

19. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
THURSTON COUNTY
RESOURCE STEWARDSHIP
ENVIRONMENTAL ELEMENTS

To be Completed by Applicant

1. Earth
   a. General description of the site (check one):
      \[ \text{\textbf{X}} \quad \text{Flat} \]
      Rolling
      Hilly
      Steep Slopes
      Mountainous
      Other: ________________________________

   b. What is the steepest slope on the site (approximate percent slope)?
      \[ \text{N/A} \quad \text{Flat (1\%)} \]

   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.
      \[ \text{Mapped soils are Nisqually loamy fine sand} \]

   d. Are there surface indicators or history of unstable soils in the immediate vicinity? If so, describe.
      \[ \text{No} \]

   e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
      \[ \text{N/A} \]

   f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
      \[ \text{N/A} \]
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g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
   N/A

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

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.
   N/A

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

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

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.
   No.
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(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.
   n/a

(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.
   n/a

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

(5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.
   No.

(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.
   n/a

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.
   n/a
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(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.

n/a

c. Water Run-off (including stormwater)

(1) Describe the source of runoff (including stormwater) 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.

n/a

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

n/a

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

n/a

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
- Water plants: water lily eelgrass milfoil other
- Other types of vegetation

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

   n/a

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:

   n/a

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:

   n/a
To be Completed by Applicant

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.
   
   n/a

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

   n/a

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

   n/a

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.

   n/a

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

   n/a

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

   n/a
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b. Noise
   (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
      n/a
   (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.
      n/a
   (3) Proposed measures to reduce or control noise impacts, if any:
      n/a

8. Land and Shoreline Use
   a. What is the current use of the site and adjacent properties?
      Site is undeveloped. Yelm Hwy borders North side. Spurgeon Creek road borders East side.
   b. Has the site been used for agriculture? If so, describe.
      No recent ag use.
   c. Describe any structures on the site.
      None.
   d. Will any structures be demolished? If so, what?
      n/a
   e. What is the current zoning classification of the site?
      MGSA; NC, neighborhood Commercial + Convenience Commercial
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f. What is the current comprehensive plan designation of the site?

n/a

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

n/a

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


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

n/a

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

n/a

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

n/a

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

Proposed action would be consistent with existing land use zoning.

9. Housing

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

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

c. Proposed measures to reduce or control housing impacts, if any:
   n/a

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?
   n/a

b. What views in the immediate vicinity would be altered or obstructed?
   n/a

c. Proposed measures to reduce or control aesthetic impacts, if any:
   n/a

11. Light and Glare
   a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
   n/a

b. Could light or glare from the finished project be a safety hazard or interfere with views?
   n/a
To be Completed by Applicant

c. What existing off-site sources of light or glare may affect your proposal?
   
   \textit{n/a}

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

   \textit{n/a}

12. Recreation

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

   \textit{None Known}

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

   \textit{n/a}

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

   \textit{n/a}

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.

   \textit{None Known.}

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

   \textit{None Known.}
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c. Proposed measures to reduce or control impacts, if any
   n/a

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.
   Site is served by Spurgeon Ck Rd and Yelm Hwy

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

   c. How many parking spaces would the completed project have? How many would
   the project eliminate?
   n/a

   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).
   No. n/a

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

   f. How many vehicular trips per day would be generated by the completed project?
If known, indicate when peak volumes would occur.
   n/a
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To be Completed by Applicant

g. Proposed measures to reduce or control transportation impacts, if any:
   \(\checkmark/\checkmark\)

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.
   \(\checkmark/\checkmark\)

b. Proposed measures to reduce or control direct impacts on public services, if any.
   \(\checkmark/\checkmark\)

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.
   \(\checkmark/\checkmark\)

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.

Print Name: Sue Spooner
Signature: [Signature]

Date Submitted: 11/3/2017
Non-project proposals are those which are not tied to a specific site, such as adoption of plans, policies, or ordinances.

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.

**To be Completed by Applicant**

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?

   *Minimal increase of emissions to air from increased traffic to property.*

   Proposed measures to avoid or reduce such increases are:

   **None**

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

   *It would not impact plants, animals, fish or marine life.*

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

   **None**

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

   *It is not likely to deplete energy or natural resources*

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

   **None**
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, flood plains, or prime farmlands?

Rezoning would not create a greater impact on environmentally sensitive areas.

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

none.

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?

Site is not subject to the shoreline program. The proposed zoning would be consistent with existing surrounding zoning.

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

uses would be subject to zoning requirements, environmental performance standards.

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

Trip generation may be equal or slight increase, depending on type of use. (Utilities already to site)

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

none.

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

The proposed rezone would be consistent with County ordinances and state laws.