



ENVIRONMENTAL CHECKLIST (SEPA) COVER FORM

CP&D RECEIVED 3/30/18
18-1315

OFFICIAL USE ONLY		
Case #: _____	Master File #: <u>18-1315</u>	Date Received: <u>3/30/18</u>
Received By: <u>P.SMITH</u>	Project Planner: <u>P.SMITH</u>	Related Cases: _____

Agency application to be attached to this:

State Environmental Policy Act- Environmental Checklist

For electronic versions, go to: <http://www.ecy.wa.gov/programs/sea/sepa/forms.htm>

Applicant: _____ Phone: _____

Mailing Address: _____ City _____ St _____ Zip _____

Email Address: _____

Project Name: _____ Tax Parcel No. _____

Project Address: _____

Section/Township/Range: _____ Total Acres: _____

Zoning: _____ Shoreline Designation: _____ Water Body (if any): _____

Initial Permit Type(s): _____

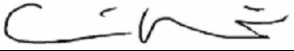
List of all supplemental reports accompanying this application:

REQUIRED CHECKLIST ATTACHMENTS

- Title company-certified list of adjacent property owners within 300 feet.
- All fees, including supplemental review fees.
- Reproducible site plans and vicinity map (11"x17" or smaller).
- Five copies of all supplemental reports.

<p><i>Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information</i></p>

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Print Name _____ *Signature*  _____ *Date* _____

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,
Community Planning and Development

12/1/2016

Date

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional SEPA studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

The help links in this checklist are intended to assist users in accessing guidance on the checklist questions. Links are provided to the specific sections of the guidance applicable to the questions. However, the links may not work correctly on all devices. If the links do not work on your device, open the guidance at www.ecy.wa.gov/programs/sea/sepa/apguide/EnvChecklistGuidance.html and navigate to the appropriate section.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Wellington Heights

2. Name of applicant:

ABS Investment, LLC

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

ABS Investment, LLC

Attn: Alex Vo

PO Box 6130, Olympia, WA 98507

(360) 481-3086

4. Date checklist prepared:

March 27, 2018

5. Agency requesting checklist:

City of Olympia, WA

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

It is anticipated the project will be completed in one phase with substantial completion by summer 2019.

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

None at this time

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

None

provide all relevant environmental informational including: •Studies, surveys, evaluations, and maps.
•Relevant SEPA and National Environmental Policy Act (NEPA) documents.
•Information specific to the project or prepared for similar projects.
•City or county planning information.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

Include all studies prepared for this project, as well as relevant information for the adjacent lots in the auto-mall at the time of land use review, e.g., stormwater report.

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

Preliminary Plat, Construction Permits, Final Plat

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

Subdivide 9.40-acre parcel into 56 single-family residential lots with associated roadway, private & public utility, and storm drainage improvements.

utilities

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known.

South of Fern St. SW, Division St. SW & Cushing St. SW

Section 22, Township 18N, Range 2W, W.M.

Parcel Numbers: 59000200100, 59000200400, 59000200600, 59000200900, 59000400100, 59000400600, 59000400800, 59000300100, 59000500100, 59000600100, 59000700100, 59000700300

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

Approximately 16%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Silty Sand & Silty Gravel (3'-10') and Sand with Silty Clay and Gravel (10'+)

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

None known **What is this response based on? Need to cite**

source of information.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 18,000 cubic yards of grading will be required to construct the proposed improvements. **Also include the source and type of fill, total area, and affected areas.**

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

Erosion can occur during construction of the roadway, utility, and individual lot development improvements. **If mass grading is proposed, include in the response.**

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

Approximately 54% (roadways, driveways, sidewalks, houses)

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

An erosion and sedimentation control plan and Construction Stormwater Pollution Prevention Plan (SWPPP) will be prepared meeting City of Olympia requirements and Best Management Practices (BMP's) will be implemented during and after construction to prevent and control erosion.

Provide specific examples of measures that will be used to reduce erosion.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions from typical construction equipment and dust during construction; emissions from vehicles after the project is completed. Quantities are unknown.

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

None known **What is this response based on? Need to cite**
source of information.

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

None **What measures will be taken to control emissions during construction**

Provide specific examples of measures that will be used to reduce or control emissions and other impacts. One of these measures should touch on hours of construction.

3. Water

a. Surface Water:

- 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 **Provide information about the adjacent stormwater pond and its functions.**
- 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.
Not applicable **Describe work adjacent to pond. Reference plans associated with such work**
- 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 floodplain? 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.
No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
Yes. Groundwater will be withdrawn from an existing municipal well(s) for residential purposes. Quantities are unknown. **The answer here should be No. This question addresses direct groundwater withdrawal.**
- 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

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
Stormwater runoff from the proposed public and private roadway areas will be routed to stormwater treatment and retention/infiltration facilities. Individual lot driveways will be constructed of permeable pavement and stormwater runoff from roof areas will be routed to individual lot downspout infiltration trenches and/or rain gardens.
- 2) Could waste materials enter ground or surface waters? If so, generally describe.
Not likely. A pollution source control plan will be a part of a storm drainage maintenance agreement that is recorded on the title of each lot. This plan will outline the Best

Management Practices to help reduce the potential for common residential waste materials to enter ground water.

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

No

What about large storm events that can't be handled by infiltration?

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

Stormwater runoff from the proposed public and private roadway areas will be routed to stormwater treatment and retention/infiltration facilities. Individual lot driveways will be constructed of permeable pavement and stormwater runoff from roof areas will be routed to individual lot downspout infiltration trenches and/or rain gardens.

Address overflow during large storm events - where will it go?

4. Plants

a. Check the types of vegetation found on the site: Please confirm presence/absence of Oregon White Oak on the site. It has been identified by WDFW as a priority habitat/species that provides valuable habitat.

deciduous tree: alder, maple, aspen, Oregon White Oak

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

Make sure trees listed in 4a and 4b are consistent.

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

Approximately 8.5-acres of brush, grass, and trees (fir, cedar, maple, madrone, cherry, willow) will be cleared/removed.

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

None known Provide response other than "none known", and identify source of information.

Refer to the Dept. of Ecology's on-line guidance for available resources.

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

Street trees will be planted along the new internal public roadways. Two Tracts (A & F) totaling 0.52-acres will be utilized as Soil and Vegetation Protection Areas. It is anticipated that approximately one-half of the native vegetation within proposed Open Space Tract C will be retained.

What species of native vegetation is present in Tract C?

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

None known Provide response other than "none known", and identify source of information.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

Tract A in combination with the tract to the north does not provide a continuous corridor. In reality, any wildlife on the site will be forced to relocate, potentially in Percival Canyon. The tree tracts will provide some habitat, but nothing significant.

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

None known. * Provide response other than "none known", and identify source of information.

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

Unknown Provide response other than "unknown", and identify source of information. Olympia is part of the Pacific Flyway.

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

Proposed Open Space Tract A will be a continuation of the Wellington West Tree Tract to the north of the project, providing for a continuous vegetated wildlife corridor.

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

None known * Provide response other than "none known", and identify source of information.

Provide information about Tract F, size and purpose

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.

Electricity and/or natural gas will be used for heating and general electrical needs. Homeowner's may elect to have alternative energy sources such as solar installed at the time of house construction.

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

If so, generally describe. List changes in vegetation cover as a direct or indirect result of the proposal.

No Identify the potential for this change to increase shade coverage for nearby properties

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

The proposed homes will meet or exceed Washington State energy code requirements. Provide specific examples.

7. Environmental Health Provide response other than "none known" and provide explanation, and source of information where relevant.

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.

None known

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

None known The site is undeveloped and there are no known past uses or present use that would indicate that the site has any possible contaminations.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

4) Describe special emergency services that might be required.

None

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

None

List the types and approximate level of on-site and surrounding noise. Consider noises associated with vehicles, machinery, drilling, blasting, crushing, dropping of heavy objects, sports fields, playgrounds, loud music, animals, bells, sirens, whistles, and other alarms. Describe noise levels at different times of day and year.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Noises from the Auto Mall and other adjacent commercial uses need to be described.**
Noises typical to urban residential areas

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.

Short-term: Construction equipment noise during city approved construction hours

Long-term: Noises typical to an urban single-family residential neighborhood

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

Construction hours will be limited to city approved hours

What measures are proposed to reduce noise from the auto mall/commercial uses adjacent to the project?
•Maintenance or construction of berms or vegetated buffers.
•Site noise sources away from humans and animals.
•Limit operational hours.
•Design structures to absorb noise.
•Select equipment or power source to be used.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Residential and commercial (automall). No. **Indicate current use of the site. You may want to elaborate on how the proposal does not impact adjacent properties.**

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

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?

R 6-12

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

Residential

Low Density Neighborhood. A small portion of the site on the south end has the designation Auto Service

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 as a critical area by the city or county? If so, specify.

Unknown. **Provide response other than "unknown", and cite source of information.**

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

140

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

None

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

None

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

The project will meet City of Olympia zoning code requirements.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None

9. Housing

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

56 middle income housing

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

None

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

None Describe density allowances of the zoning district of 6-12 units per acre.
Where does this project fall within the density range.

Exterior material of new structures associated with or will occur as an indirect result of the proposal.

10. Aesthetics

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

A maximum 35-foot building height is allowed per code. More than likely cement fiber siding will be installed on the exteriors of the houses.

Describe materials, color, and total window area.

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

None

Describe both scenic and non-scenic views that will change. Answer "none" only if the appearance of the site will remain unchanged.

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

None Describe the areas for Soils and Vegetation Protection Areas, design of the housing and any proposed landscaping areas or buffers

11. Light and Glare

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

Street lighting and typical house lighting (porch lights) from dusk to dawn.

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

Not likely. Street light fixtures will be shielded.

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

None known May want to consider the Auto Mall businesses and how it may effect the proposal.
Provide response other than "none known".

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

Street light fixtures will be shielded.

12. Recreation

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

There are no recreational facilities within the immediate vicinity of the project. Decatur Woods Park is located approximately 1/2-mile to the north of the parcel.

- 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:

Need to see how open space tracts are designed to assess recreation opportunities; they appear to be primarily for stormwater.

How so?

The project will have two Open Space Tracts that may be utilized for recreation opportunities. City Parks mitigation fees will be paid if required.

Regarding Questions 13a-13d on the SEPA checklist, the responses are generally inadequate. However, I have reviewed the secure data available on the WISAARD database noted in 13c and can confirm that there are no recorded archaeological sites in the immediate vicinity of the project area. The predictive model also notes a relatively low risk for encountering archaeology and there are no designated historic properties nearby.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near old listed in or eligible for listing in national, state, or local present near the site? If so, specifically describe.

None known

- b. Are there any landmarks, features, or other evidence of Indian or areas of cultural importance on or near the site? Please list any conducted at the site to identify such resources.

None known

- c. Describe the methods used to assess the potential impacts to culture on or near the project site. Examples include consultation with archaeology and historic preservation, archaeological surveys, historical

Review of Washington State Department of Archaeology & Historic Preservation website (WISAARD database).

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None at this time.

Note that because this proposed project is subject to SEPA, I am attaching a condition that a signed Inadvertent Discovery Plan (IDP) be submitted with Engineering plans and maintained on site for the duration of project activity (as per OMC 18.12.140). The IDP template is attached and should be provided to the applicant.
Michelle Sadlier, Historic Preservation Officer,
360-753-8031, msadlier@ci.olympia.wa.us

14. Transportation

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

Fern St. SW, Division St. SW, and Cushing St. SW will be extended into and looped through the site to serve the proposed project. What about Decatur, and 9th? Include streets that will be used to get residents into the neighborhood from the major streets.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. The nearest stops are located at Sherman St./4th Ave. and at Black Lake Blvd. near 24-Hour Fitness, both located approximately 1-mile north of the parcel.

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

112 off-street parking spaces will be provided; none will be eliminated

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

Yes, Fern St. SW, Division St. SW, and Cushing St. SW will be extended and looped through the parcel. May also want to add 18th Avenue stub for future connection

- e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Answer all of the questions above.

533 average daily trips with peak volumes between 4-6 p.m. weekdays per Traffic Impact Analysis prepared by Heath & Associates.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

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

Mitigation fees will be paid if required

include the proposal to stub 18th Avenue for a future connection.

The project will increase demand on public services...elaborate on this.

15. Public Services

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

No new public service facilities are proposed; however, the project will increase the need on existing public services.

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

Mitigation fees will be paid as required by any existing regulations.

expand that impact fees for Schools, Parks and Transportation would be collected on each new single family home.

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.

City of Olympia water and sanitary sewer; Comcast and CenturyLink communications; City of Olympia refuse and recycling; Puget Sound Energy electricity and natural gas

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Chris Merritt

Name of signee Chris Merritt

Position and Agency/Organization Olympic Engineering

Date Submitted: March 27, 2017