



**NOTICE OF REVISED  
STATE ENVIRONMENTAL POLICY ACT  
MITIGATED DETERMINATION OF  
NONSIGNIFICANCE  
(SEPA MDNS) AND CONTINUATION OF  
PUBLIC HEARING**

Community Planning & Development  
601 4<sup>th</sup> Avenue E. – PO Box 1967  
Olympia WA 98501-1967  
Phone: 360.753.8314  
Fax: 360.753.8087  
[cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us)  
[www.olympiawa.gov](http://www.olympiawa.gov)

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**Project Name:** Wellington Heights

**Project Number:** 18-1315

**Description of Proposal:** Subdivide a 9.4 acre parcel into 56 residential lots with street connections being made to existing streets (Fern Street, Division Street and Cushing Street), Utilities, Stormwater Tracts and Soil and Vegetation Protection Areas

**Location of Proposal:** 2000 BLK 18<sup>TH</sup> Avenue SW

**Proponent:** ABS Investments  
PO Box 6130  
Olympia WA 98507

**Representative:** Olympic Engineering

**Lead Agency:** City of Olympia, Community Planning and Development

**SEPA Official:** Cari Hornbein, Senior Planner  
Phone: 360.753.8048; Email: [chornbei@ci.olympia.wa.us](mailto:chornbei@ci.olympia.wa.us)

**Lead Planner:** Paula Smith, Associate Planner  
Phone; 360.753.8596; Email: [psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)

**Date of Issue:** December 27, 2018

**Comment Deadline:** 5:00 P.M. January 10, 2019

**Appeal Deadline:** 5:00 P.M. January 17, 2019

**Hearing Date:** February 4, 2019, 6:00 P.M.

**Hearing Location:** Olympia City Hall, Council Chambers, 601 4<sup>th</sup> Avenue E

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**NOTICE OF PUBLIC HEARING:** The City of Olympia Hearing Examiner will have a continuance of the public hearing that was held on December 10, 2018 prior to making a decision on the proposed project. This continuance hearing will be held on **February 4, 2019, 6:00 P.M. at Olympia City Hall Council Chambers, 601 4<sup>th</sup> Avenue E, Olympia Washington.** Anyone interested is invited to attend and present testimony regarding the proposed changes to the project conditions. Written statements may be submitted to the lead planner via email listed above or by standard mail. The mailing address is: Olympia Community Planning and Development Department, PO Box 1967, Olympia, WA 98507-1967.

If you require special accommodations to attend and/or participate in this hearing, please contact Community Planning and Development by 10:00 a.m., 48 hours in advance of the meeting or earlier, if possible; phone: 360.753.8314; e-mail: [cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us). For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1-800-833-6384.

The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.

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## SEPA MDNS

**THRESHOLD DETERMINATION:** The lead agency for this proposal has determined that the last two bullets under Mitigation Measure number 3 as listed in the original MDNS (attached) are not necessary. Therefore, the MDNS is being re-issued with the removal of these measures. This decision is based on an Amended Preliminary Drainage Plan submitted on October 11, 2018 and a letter from Olympic Engineering dated December 4, 2018.

This action probably will **not** have a significant adverse impact upon the environment. Therefore an Environmental Impact Statement is **not** required under RCW 43.21C.030(2)(C). The environmental review and SEPA threshold determination of this proposed action are based upon the following:

- 1) Preliminary Plat Map (Sheet 1 of 5) date-stamped received 10/02/18,
- 2) Preliminary Erosion Control and Drainage Plan Amendment (Sheet 1 of 1) date-stamped received 10/11/2018,
- 3) Preliminary Drainage Report date-stamped received 8/17/2018
- 4) Traffic Impact Analysis date-stamped received 08/17/2018
- 5) Environmental Checklist date-stamped received 08/17/2018 and a
- 6) Soils and Vegetation Plan date-stamped received 3/30/2018
- 7) Olympic Engineering Letter, December 4, 2018

This information is available to the public on request.

This MDNS is **not** a permit. The City of Olympia will not act upon and no permits will be issued for this proposal prior to the appeal deadline.

This MDNS is issued under Washington Administrative Code 197-11-350. The applicant shall not begin work until after the appeal deadline has expired and any other necessary permits have been granted.

This determination is based on a presumption that this project will include all mitigation measures proposed to be implemented by the applicant and will conform to all applicable standards and regulations. Should any mitigation measure be removed by the applicant, be infeasible, or be held to

be invalid or unconstitutional, a new threshold determination may be required. Among other standards, this project is subject to and must conform to the Olympia Municipal Code (OMC), the Engineering Design and Development Standards (EDDS), and the State Environmental Policy Act (SEPA). In addition, this project shall conform to and, unless expressly stated otherwise, any subsequent permits shall automatically incorporate with or without reference to the condition set forth below.

**COMMENTS:** Comments regarding this Revised Mitigated Determination of Non-Significance (MDNS) should be directed to the SEPA Official at the address above. If conditions are added, deleted or modified during or following the 14-day comment period, this MDNS will be re-issued.

**COMMENT DEADLINE:** 5:00 p.m., JANUARY 10, 2019

**APPEAL PROCEDURE:** Pursuant to RCW 43.21C.075 (3) and Olympia Municipal Code 14.04.160(A), the conditions (mitigating measures), or lack thereof, in an MDNS may be appealed by any agency or aggrieved person. Appeals must be filed with the Community Planning and Development Department at the address above within twenty-one (21) calendar days of the date of issue. Any appeal must be accompanied by an Appeal of an Administrative Decision Form and a \$1,000.00 administrative appeal fee.

**APPEAL DEADLINE:** 5:00 p.m., JANUARY 17, 2019

**SEPA-BASED CONDITIONS and MITIGATION MEASURES:**

1. Fern Street is functionally classified as a neighborhood collector with traffic volumes typically ranging from 500 to 3,000 vehicles per day (EDDS, Chapter 4, Tables 2 and 3). Current levels of traffic just south of 9<sup>th</sup> Avenue exceed this range (4,000 vehicles per day). The proposed project is anticipated to increase daily trips on Fern Street by 426 trips, but will not exceed intersection and corridor levels of service in the area. Since this will intensify and increase traffic volumes on Fern Street, the applicant will be required to install three traffic calming devices between 14<sup>th</sup> Avenue and 9<sup>th</sup> Avenue in accordance with the Standards, Section 4B.210 Traffic Calming Devices. These devices will help slow traffic on Fern Street and thereby enhance safety, but will also help disperse project-generated traffic to Decatur Street, which has less traffic. The applicant will be required to participate in the City's Neighborhood Traffic Management Program to identify the type and location of traffic calming devices. *Comprehensive Plan Goals and Policies: GT9, PT9.1, and PT9.2; Engineering Design Development Standards (EDDS): 4B Streets, 4B.010 General Standards, and 4B.210 Traffic Calming Devices.*
2. The July 2018 Traffic Impact Analysis indicates the lack of intersection control at Fern Street and 15<sup>th</sup> Avenue, which has a traffic-calming circle with no traffic control signage. With the anticipated increase of traffic on Fern Street, the applicant will be required to install yield signs on each approach leg to increase intersection safety and functionality. *Comprehensive Plan Goals and Policies: GT9, PT9.1, and PT9.2; Engineering Design Development Standards (EDDS): 4B Streets, 4B.010 General Standards, and 4B.210 Traffic Calming Devices.*
3. Stormwater generated by the proposed project will be infiltrated on-site. The applicant is required to convey existing pass through stormwater from the Wellington West subdivision and other

developments to the north that flow into the Wellington West storm pond, through the project site, and into an existing downstream stormwater conveyance system.

To mitigate off-site stormwater impacts, the applicant shall make improvements to an existing conveyance system so that it can convey the existing pass-through flows from the Wellington West storm ponds, provide an emergency overflow route for the proposed on-site infiltration system, and protect downstream properties from stormwater impacts.

The applicant's stormwater plan proposes to redirect the existing overland drainage route for pass through stormwater, and emergency overflow stormwater, by installation of a 36-inch diameter stormwater pipe along the south boundary of the project site. This stormwater will then bypass that portion of the existing degraded downstream drainage ditch located along the northern boundary of the Titus property; therefore, no off-site mitigation to the existing ditch along the northerly boundary of the Titus property is necessary.

The redirected stormwater flows, conveyed by the new 36-inch pipe, will enter the existing offsite drainage ditch at the northwest corner of the Titus property. Downstream conveyance capacity in the portion of the existing drainage ditch from the northwest corner of the Titus property south to the existing 42" culvert under the west entrance to the Titus site is also degraded. Off-site capacity improvements to this portion of the existing ditch are necessary to establish required flow capacity for existing pass-through and emergency overflow.

Specifically, as mitigation for off-site stormwater impacts, the applicant shall do the following:

- Develop a safe and dependable on-site conveyance system that delivers stormwater from the Wellington Heights property to the northwest corner of the Bruce Titus property.
- Improve the existing off-site conveyance ditch from the northwest corner of the Bruce Titus property south to an existing 42" culvert under the west entrance to the Bruce Titus site.

*Comprehensive Plan Goals and Policies: GU10, PU10.1, PU10.3, and PU10.6; Drainage Design and Erosion Control Manual (DDECM): Volume 1, 2.5.4, Core Requirement #4, Supplemental Guideline (c).*

Issued by:



CARI HORNBEIN, SEPA OFFICIAL



**NOTICE OF PUBLIC HEARING AND  
STATE ENVIRONMENTAL POLICY ACT  
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**Project Name:** Wellington Heights      **This is the original MDNS and Hearing Notice. See Revised MDNS for the changes to conditions, the new comment and appeal deadlines, and the date for continuation of the public hearing.**

**Project Number:** 18-1315

**Description of Proposal:** Subdivide a 9.4 acre parcel into 56 residential lots with street connections being made to existing streets (Fern Street, Division Street and Cushing Street), Utilities, Stormwater Tracts and Soil and Vegetation Protection Areas

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**Lead Planner:** Paula Smith, Associate Planner  
Phone; 360.753.8596; Email: [psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)

**Date of Issue:** October 26, 2018

**Comment Deadline:** 5:00 P.M. November 9, 2018

**Appeal Deadline:** 5:00 P.M. November 16, 2018

**Hearing Date:** December 10, 2018, 6:00 P.M.

**Hearing Location:** Olympia City Hall, Council Chambers, 601 4<sup>th</sup> Avenue E

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**NOTICE OF PUBLIC HEARING:** The City of Olympia Hearing Examiner will hold a public hearing to receive public comments prior to making a decision on the proposed project. Anyone interested is invited to attend and present testimony regarding the above proposal. Written statements may be submitted to the lead planner via email listed above or by standard mail. The mailing address is: Olympia Community Planning and Development Department, PO Box 1967, Olympia, WA 98507-1967. Written comments must be received at or prior to the public hearing.

If you require special accommodations to attend and/or participate in this hearing, please contact Community Planning and Development by 10:00 a.m., 48 hours in advance of the meeting or earlier, if possible; phone: 360.753.8314; e-mail: [cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us). For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1-800-833-6384.

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## **SEPA MDNS**

**THRESHOLD DETERMINATION:** The lead agency for this proposal has determined with the mitigation listed below; this action probably will **not** have a significant adverse impact upon the environment. Therefore an Environmental Impact Statement is **not** required under RCW 43.21C.030(2)(C). The environmental review and SEPA threshold determination of this proposed action are based upon the following:

- 1) Preliminary Plat Map (Sheet 1 of 5) date-stamped received 10/02/18,
- 2) Preliminary Erosion Control and Drainage Plan Amendment (Sheet 1 of 1) date-stamped received 10/18/2018,
- 3) Preliminary Drainage Report date-stamped received 08/17/2018
- 4) Traffic Impact Analysis date-stamped received 08/17/2018
- 5) Environmental Checklist date-stamped received 08/17/2018 and a
- 6) Soils and Vegetation Plan date-stamped received 3/30/2018

This information is available to the public on request.

This MDNS is **not** a permit. The City of Olympia will not act upon and no permits will be issued for this proposal prior to the appeal deadline.

This MDNS is issued under Washington Administrative Code 197-11-350. The applicant shall not begin work until after the appeal deadline has expired and any other necessary permits have been granted.

This determination is based on a presumption that this project will include all mitigation measures proposed to be implemented by the applicant and will conform to all applicable standards and regulations. Should any mitigation measure be removed by the applicant, be infeasible, or be held to be invalid or unconstitutional, a new threshold determination may be required. Among other standards, this project is subject to and must conform to the Olympia Municipal Code (OMC), the Engineering Design and Development Standards (EDDS), and the State Environmental Policy Act (SEPA).

In addition, this project shall conform to and, unless expressly stated otherwise, any subsequent permits shall automatically incorporate with or without reference to the condition set forth below.

**COMMENTS:** Comments regarding this Mitigated Determination of Non-Significance (MDNS) should be directed to the SEPA Official at the address above. If conditions are added, deleted or modified during or following the 14-day comment period, a revised MDNS will be issued.

**COMMENT DEADLINE:** 5:00 p.m., NOVEMBER 9, 2018

**APPEAL PROCEDURE:** Pursuant to RCW 43.21C.075 (3) and Olympia Municipal Code 14.04.160(A), the conditions (mitigating measures), or lack thereof, in an MDNS may be appealed by any agency or aggrieved person. Appeals must be filed with the Community Planning and Development Department at the address above within twenty-one (21) calendar days of the date of issue. Any appeal must be accompanied by an Appeal of an Administrative Decision Form and a \$1,000.00 administrative appeal fee.

**APPEAL DEADLINE:** 5:00 p.m., NOVEMBER 16, 2018

**SEPA-BASED CONDITIONS and MITIGATING MEASURES:**

1. Fern Street is functionally classified as a neighborhood collector with traffic volumes typically ranging from 500 to 3,000 vehicles per day (EDDS, Chapter 4, Tables 2 and 3). Current levels of traffic just south of 9<sup>th</sup> Avenue exceed this range (4,000 vehicles per day). The proposed project is anticipated to increase daily trips on Fern Street by 426 trips, but will not exceed intersection and corridor levels of service in the area. Since this will intensify and increase traffic volumes on Fern Street, the applicant will be required to install three traffic calming devices between 14<sup>th</sup> Avenue and 9<sup>th</sup> Avenue in accordance with the Standards, Section 4B.210 Traffic Calming Devices. These devices will help slow traffic on Fern Street and thereby enhance safety, but will also help disperse project-generated traffic to Decatur Street, which has less traffic. The applicant will be required to participate in the City's Neighborhood Traffic Management Program to identify the type and location of traffic calming devices. *Comprehensive Plan Goals and Policies: GT9, PT9.1, and PT9.2; Engineering Design Development Standards (EDDS): 4B Streets, 4B.010 General Standards, and 4B.210 Traffic Calming Devices.*
2. The July 2018 Traffic Impact Analysis indicates the lack of intersection control at Fern Street and 15<sup>th</sup> Avenue, which has a traffic-calming circle with no traffic control signage. With the anticipated increase of traffic on Fern Street, the applicant will be required to install yield signs on each approach leg to increase intersection safety and functionality. *Comprehensive Plan Goals and Policies: GT9, PT9.1, and PT9.2; Engineering Design Development Standards (EDDS): 4B Streets, 4B.010 General Standards, and 4B.210 Traffic Calming Devices.*
3. Stormwater generated by the proposed project will be infiltrated on-site; however, it is anticipated that during some very high intensity stormwater events, excess stormwater will need to be conveyed off-site into an existing downstream drainage course that consists of a drainage swale at the base of the embankment and along the west property line of the adjoining property (Bruce Titus dealership). The embankment also seeps water that drains into the swale. As it currently exists, the

downstream stormwater conveyance system is degraded and cannot handle such excess stormwater flows from the proposed project.

In addition, stormwater from the Wellington West development to the north is conveyed through the subject property into the existing drainage system noted above. During high stormwater events, flows flood the parking lot of the dealership.

The applicant is required to convey existing stormwater drainage from Wellington West and other developments to the north, which flow into the Wellington West storm pond. This will require offsite improvements on the dealership property.

Therefore, to mitigate off-site stormwater impacts, the applicant shall develop a conveyance system that can handle the 100-year design storm, convey the existing pass-through flows from the Wellington West storm ponds, provide an emergency overflow route for the proposed on-site infiltration system, and protect the downstream property owners from stormwater impacts.

Specifically, as mitigation for off-site stormwater impacts, the applicant shall do the following:

- Develop a safe and dependable on-site conveyance system that delivers stormwater from the Wellington Heights property to the northwest corner of the Bruce Titus property.
- Improve the existing off-site conveyance ditch from the northwest corner of the Bruce Titus property south to an existing 42" culvert under the west entrance to the Bruce Titus site.
- Restore the existing off-site stormwater swale that runs along the northern boundary of the Bruce Titus property as originally designed for the Evergreen Chrysler site in 1987. This swale will continue to convey any groundwater seepage from the embankment, and divert floodwater.
- Restore the screening buffer along the north boundary of the Titus property as identified on the original plat for the auto mall (Olympic Park Replat, Division One)

*Comprehensive Plan Goals and Policies: GU10, PU10.1, PU10.3, and PU10.6; Drainage Design and Erosion Control Manual (DDECM): Volume 1, 2.5.4, Core Requirement #4, Supplemental Guideline (c).*

Issued by:



**CARI HORNBEIN, SEPA OFFICIAL**