

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, July 23, 2018 (Revised)
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 fall 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.
SEPA Checklist, soils report including slope stability analysis for subject project, storm drainage report for subject project, Percival Creek Plaza preliminary drainage report & soils analysis (adjacent project), Elis Estates preliminary drainage report & soils report (adjacent project)
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
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 utilities, landscaping, tree planting, and storm drainage improvements.
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' below-grade) and Sand with Silty Clay and Gravel (5'+ below-grade)

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

None known per evaluation by Materials Testing & Consulting (Geotechnical Engineer).

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 over an area of approximately 8.6-acres. Fill material will be obtained from on-site and approved off-site sources (to be determined).

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

Erosion can occur during construction of the roadway, utilities, individual lot development improvements, and overall site grading.

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

Approximately 55% (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. These may include, but are not limited to, silt fencing, temporary construction entrance, mulching, storm drain inlet protection, straw wattles, preserving natural vegetation, temporary and permanent seeding, plastic covering of stockpiles, dust control, and inspections/observations by a Certified Erosion and Sediment Control Lead (CESCL).

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 based on multiple site visits by consultants and owner.

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

Short term: Construction vehicles will meet any emission standards that may be required and construction hours will be limited to city approved hours.

Long term: None.

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.

A stormwater pond associated with the Wellington West subdivision is located approximately 30-feet north of the north property line of the subject parcel.

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.

Yes. Construction/installation of roadways, utilities, and storm drainage improvements along with future development of individual lots (houses, driveways).

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 per FEMA FIRM 530670166E

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.

No.

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 roadway areas will be routed to stormwater treatment and retention/infiltration facilities located in Tract E. Individual lot driveways and the private access lanes will be constructed of permeable pavement. Stormwater runoff from roof areas for Lots 38-56 will be routed to the roadway infiltration facility and roof runoff from the remaining lots 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 from entering the groundwater.

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

An existing overflow drainage ditch that runs north to south through the parcel (associated with the Wellington West subdivision drainage system to the north) will be improved (widened/deepened) and slightly shifted. A portion of the ditch will be removed and replaced with culverts in order to cross beneath the proposed 18th Ave. The existing ditch outfall location at the south property line of the subject parcel will remain.

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

Stormwater runoff from the proposed public roadway areas will be routed to stormwater treatment and retention/infiltration facilities located in Tract E. Individual lot driveways and the private access lanes will be constructed of permeable pavement. Stormwater runoff from roof areas for Lots 38-56 will be routed to the roadway infiltration facility and roof runoff from the remaining lots will be routed to individual lot downspout infiltration trenches and/or rain gardens. The proposed infiltration facility associated with the roadway and Lots 38-56 roof areas will provide for 100% infiltration from these surfaces. Any emergency overflow will be directed to the existing overflow ditch that runs north to south through the subject parcel and this ditch will be improved to provide for additional capacity and to reduce velocity before it reaches the existing outfall point at the south property line.

4. Plants

- a. Check the types of vegetation found on the site:

- deciduous tree: red alder, bigleaf maple, cherry, willow, madrone
- evergreen tree: douglas fir
- 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

- b. What kind and amount of vegetation will be removed or altered?
Approximately 8.5-acres of brush, grass, and trees (fir, maple, madrone, cherry, willow) will be cleared/removed.
- c. List threatened and endangered species known to be on or near the site.
None of the endangered or threatened species listed by the Washington Department of Fish and Wildlife, October 2017, or listed by the U.S. Fish & Wildlife Service "Listed Animals" have been observed on or near the site
- 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 and 11 additional trees will be planted in these two Tracts. Open Space Tracts C & E will be landscaped and a landscaping plan has been prepared.
- e. List all noxious weeds and invasive species known to be on or near the site.
No noxious weeds based on Thurston County's Noxious Weed List have been observed on or near the site.

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 _____

- b. List any threatened and endangered species known to be on or near the site.
None of the endangered or threatened species listed by the Washington Department of Fish and Wildlife, October 2017, or listed by the U.S. Fish & Wildlife Service "Listed Animals" have been observed on or near the site.
- c. Is the site part of a migration route? If so, explain.
The western portion of the United States, including Olympia, is located in the Pacific Flyway for migratory birds per the U.S. Fish & Wildlife Service.
- d. Proposed measures to preserve or enhance wildlife, if any:
Proposed Tract A, a Soil and Vegetation Protection Area (SVPA), will be a continuation of the Wellington West Tree Tract to the north of the project, helping to provide for a larger contiguous forested wildlife area. Proposed Tract F is also a Soil and Vegetation Protection Area (SVPA) which may also help to preserve and enhance habitat.
- e. List any invasive animal species known to be on or near the site.
None of the invasive animal species listed by the Washington Invasive Species Council has been observed on or near the site.

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.

Over time, the trees in Tracts A & F, Soil and Vegetation Protection Area's (SVPA), may impact the potential use of solar energy by adjacent parcels.

- 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:

Unknown at this time; however, the proposed homes will be required to meet minimum Washington State Energy Code requirements.

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.

Not anticipated based on the proposal for a single-family residential subdivision.

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

The site is undeveloped and there are no known past or present uses that would indicate any toxic or hazardous chemicals existed.

- 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.

Typical household chemicals in adjacent residences and chemicals common to an automotive sales yard and repair shop are located adjacent to the site; however, these will not affect the proposal. It is anticipated that natural gas lines will be extended throughout the site to serve the future homes for general heating and cooking needs.

- 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 anticipated at this time.

- 4) Describe special emergency services that might be required.

None anticipated at this time.

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

None

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Typical noises from adjacent urban residential areas (automobile traffic, pets), the adjacent automall (automobile traffic, auto repair shop), and traffic noises from Highway 101. The existing noise levels are unknown but are expected to be greater generally from 7 a.m. to 8 p.m. every day of the week.

- 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:

Short-term: Construction hours will be limited to city approved hours.

Long-term: It is anticipated that fencing will be installed around the backs and sides of most lots and it is anticipated that landscaping will be installed as the individual lots develop, both of which will help to block and/or absorb some noise from the proposed subdivision and adjacent areas.

An existing 6-foot wide sight screening buffer exists just outside the south and west property lines of the subject parcel and these buffer areas are currently well vegetated.

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.

The site is currently undeveloped and adjacent uses are residential and commercial (automall). It is not anticipated that this proposal will affect current land uses on nearby or adjacent parcels.

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?

Not likely

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. The proposed density is 6.62 units/acre.

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

Residential Low Density Neighborhood

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.

No, based on Thurston County Geodata maps and City of Olympia staff.

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:

N/A

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 including, but not limited to, minimum setbacks to structures, maximum building heights, maximum building and hard surface lot coverages, and garage standards.

- 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, middle, 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

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?

A maximum 35-foot building height is allowed per code. At this time, it is not known exactly what the exterior building colors, siding types, or roof materials will be; the size, shape, and locations of doors and windows; etc.

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

The proposed lots along the north side of the parcel may obstruct potential views from the adjacent homes to the north. Over time the trees in the two Soil and Vegetation Protection Areas may obstruct the views from adjacent parcels. The removal of existing trees in the areas proposed to be developed with houses, streets, utilities, etc. will alter the views from adjacent parcels.

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

Two Soil and Vegetation Protection Areas are proposed, street trees will be installed, and the Open Space Tracts will be landscaped. It is also anticipated that each building lot will be landscaped as each lot develops. Future homes will meet City of Olympia Design Review standards.

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?

Lighting from the adjacent automall may affect the proposed adjacent homes. However, the existing 6-foot sight screening buffer just outside the south and west property lines and individual lot perimeter fencing may help reduce this impact.

- 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 ½-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:
None proposed. City Parks mitigation fees will be paid if required.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
None listed per the Washington State Department of Archaeology & Historic Preservation website (WISAARD database).
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None observed on or near the site and no listings in the WISAARD database.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
Review of the WISAARD database. The WISAARD Predictive Model indicates a relatively low risk for encountering archaeological items.
- 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. An Inadvertent Discovery Plan will be maintained on-site during the duration of site development/construction activity.

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. The site will be accessed mainly from Decatur St. SW and Fern St. SW, both of which are accessed by 9th Ave. SW.
- 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. 18th Ave. will be extended to the east property line for future extension and connection to Decatur St. Sw.

- 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?

533 average daily trips with peak volumes between 4-6 p.m. weekdays per Traffic Impact Analysis prepared by Heath & Associates. The Institute of Transportation Engineer's Trip Generation, 10th Edition, was cited by Heath & Associates as being used to make this estimate. The volume of trucks is unknown but is expected to be those normally associated with providing goods and services typical to a residential area.

- 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 and 18th Ave. will be extended to the east property line for future extension and connection to Decatur St. SW.

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 including public transit, health care, schools, and police and fire protection.

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

Impact fees for parks, schools, and transportation will be paid at the time of building permit application for each new home.

16. Utilities

- a. ~~Circle utilities currently available at the site:~~

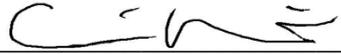
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- 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 telecommunications; 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: 

Name of signee Chris Merritt

Position and Agency/Organization Olympic Engineering

Date Submitted: July 23, 2017