



## Environmental Checklist (SEPA) Cover Form

# RECEIVED

**OFFICIAL USE ONLY**

Case #: <u>14-0139</u>	Master File #: _____	Date Received: <u>APR 27 2015</u>
Received By: <u>cat</u>	Project Planner: <u>CSH</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:** Golden Alon Development Co, LLC **Phone:** (206) 383-4973

**Mailing Address:** PO Box 1068 **City** Olympia **St** WA **Zip** 98507

**Email Address:** info@goldenalon.com

**Project Name:** Bayan Trails **Tax Parcel No.** 11817210100, 11817210200

**Project Address:** 607 and 709 Sleater-Kinney Road NE, Olympia WA 98506

**Section/Township/Range:** Section 17, Township 18N, Range 1W **Total Acres:** 19.52 acres

**Zoning:** RM-18 **Shoreline Designation:** N/A **Water Body (if any):** Onsite wetland

**Initial Permit Type(s):** Clearing/grading, tree removal, critical area, building

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.

*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 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.

Jay Sueno  
Print Name

*[Handwritten Signature]*  
Signature

Jay A Goldstein 4.27.15  
Date

*W3BA 21492  
Att'y for Applicant Golden Alon  
Development LLC*

Community Planning & Development | 601 4<sup>th</sup> Ave E, 2<sup>nd</sup> Floor, Olympia, WA 98501 | Ph 360-753-8314 | Fax 360-753-8087 | olympiawa.gov



**STATE ENVIRONMENTAL POLICY ACT  
DETERMINATION OF MITIGATED  
NONSIGNIFICANCE  
(SEPA MDNS) and  
NOTICE 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)

- Project Name and No.** Bayan Trails Multifamily, File No.14-0139
- Description of Proposal:** Construction of four senior apartment buildings (167 units), ten townhome-style apartment buildings (70 units), a 5,000 sq. ft. community building, and a 4,000 sq. ft. pool building. Associated improvements include a public street network (including a street connection to San Mar Drive), parking, solid waste facilities, landscaping, and utilities. A 120-foot wetland buffer has been established; buffer averaging is proposed to offset the impacts of the road and trail within the outer portion of the buffer. Construction is proposed to be phased over a multi-year period.
- Location of Proposal:** The project site is located at 607 and 709 Sleater-Kinney Road NE, Olympia, Washington. See attached vicinity map and site plan.
- Applicant:** Golden Alon Development, LLC  
PO Box 1068  
Olympia, Washington 98507
- Representative:** SCJ Alliance  
8730 Tallon Lane NE  
Lacey, Washington 98516
- Lead Agency:** City of Olympia
- SEPA Official:** Leonard Bauer, Deputy Director, Community Planning and Development  
Phone: (360) 753-8206  
E-Mail: [lbauer@ci.olympia.wa.us](mailto:lbauer@ci.olympia.wa.us)
- Staff Contact:** George Steirer, Lead Planner  
Phone: (360) 753-8314  
E-Mail: [gsteirer@ci.olympia.wa.us](mailto:gsteirer@ci.olympia.wa.us)
- Date of Issue:** April 28, 2015
- Date of Public Hearing:** May 20, 2015

**NOTICE OF PUBLIC HEARING:**

The City of Olympia Hearing Examiner will hold a public hearing **on May 20, 2015 at 6:30 p.m. in the City Council Chambers, 601 4<sup>th</sup> Avenue East, Olympia, Washington**, to receive public comments prior to making a decision on the Land Use Approval Permit for the proposed project.

Anyone interested is invited to attend and present testimony regarding the above proposal. Written statements may be submitted to the 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 meeting, please contact Community Planning & 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.

**SEPA THRESHOLD DETERMINATION:**

The lead agency for this proposal has determined 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 environmental checklist, plans, and reports on file with the lead agency. This information is available to the public on request.

This MDNS is issued under Washington Administrative Code 197-11-350. The City of Olympia will not act upon and no permits will be issued for this proposal prior to the appeal deadline. 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), the Thurston Region Shoreline Master Program (SMP) and the State Environmental Policy Act (SEPA). In addition, this project shall conform with and, unless expressly stated otherwise, any subsequent permits shall automatically incorporate with or without reference the condition set forth below.

**SEPA-Based Conditions**

The following conditions are required to avoid significant adverse impacts of the proposed project. Applicable Comprehensive Plan goals and policies that establish substantive authority are identified for each condition.

1. Intersection channelization improvements at, and in the vicinity of, the intersection of 6th Avenue NE and Sleater-Kinney Road NE shall be required. The improvements shall include:
  - a. Removing the existing section of raised median on Sleater-Kinney Road south of 6th Avenue NE. Said existing raised median is approximately 90 feet long;
  - b. Repaving the area where the raised median was removed, and installing a North bound left turn lane; and
  - c. Restriping the west-bound approach at the intersection to change the left-turn lane to a through-left lane on Sleater-Kinney Road.

All improvements must be constructed to City of Olympia Engineering Design and Development Standards (EDDS), and shall require approval by the City of Olympia prior to construction.

**Reason:**

The Traffic Impact Analysis prepared by SCJ Alliance Consulting Services, dated November 2014, for the Bayan Trails project identified that there would be an increase in North bound left turns from Sleater-Kinney Road onto the new 6<sup>th</sup> Ave NE road (Appendix C & D). This increase in additional left turns would create potential significant adverse environmental impacts if unmitigated due to delayed traffic from vehicle queuing and an increase in potential collisions. The Traffic Impact Analysis and SEPA checklist identified that these potential significant adverse environmental impacts would be mitigated through the installation of a north-bound left turn lane on Sleater-Kinney Road.

*Comprehensive Plan – Transportation Policy PT 1.6*

2. The construction of the Road C and Sleater-Kinney Road NE intersection shall require:
  - a. Removing a portion of an existing section of raised median on Sleater-Kinney Road, south of the Road C and Sleater-Kinney Road NE intersection to allow for a north-bound left-turn lane. Scope of improvements would be determined during engineering review; and
  - b. Repaving the area where the portion of the existing section of raised median was removed, and installing a north-bound left-turn lane on Sleater-Kinney Road.

All improvements shall be constructed to City of Olympia Engineering Design and Development Standards, and shall require approval by the City of Olympia prior to construction.

**Reason:**

The Traffic Impact Analysis prepared by SCJ Alliance Consulting Services, dated November 2014, for the Bayan Trails project identified that there would be an increase in north-bound left turns from Sleater-Kinney Road onto the new Road C (Appendix C & D). Roadway C is the southern road on the subject property, to be located in right of way, and is specifically identified in Figure 2 of the Traffic Impact Analysis and on Sheet RD-01 of the Civil Drawings Plan Set by SCJ Alliance, and submitted to the City of Olympia on April 22, 2015. This increase in additional left turns would create potential significant adverse environmental impacts if unmitigated due to delayed traffic from vehicle queuing and an increase in potential collisions. The Traffic Impact Analysis and SEPA checklist identified that these potential significant adverse environmental impacts would be mitigated through the installation of a north-bound left turn lane on Sleater-Kinney Road.

*Comprehensive Plan – Transportation Policies PT 1.6*

3. The on-site sewer system shall be connected to the existing 8-inch sewer main that is located approximately 380' north of the subject property, in the Sleater-Kinney Road right of way.

**Reason:**

Untreated sewer from the development would cause a probable significant adverse environmental impact to the human health, animals, ground water, and vegetation due to pollution caused by fecal matter. The proposal includes on-site and on-site sewage system, with no existing on-site sewage connection available to a sewer main connected to a sewer treatment plan. The nearest possible connection is approximately 380' to the north.

*Comprehensive Plan – Utility Policy PU 1.2*

4. The project shall pay traffic mitigation fees to the City of Lacey to mitigate offsite impacts. These fees are collected according to LMC 14.21 and results of the Transportation Impact Analysis. The mitigation collected will fund designated transportation improvement projects.

The mitigation fee will be determined at the date of payment for issuance of the building permit, unless otherwise noted. The fee shall be increased on July 1 and each year thereafter in an amount equal to the increase in the Engineering News Record Construction Cost Index. The estimate for the City of Lacey's traffic mitigation fees is attached to this threshold determination.

The applicant will receive credits toward City of Olympia transportation impact fees based on trips generated, credits to be determined at the time of building permit issuance.

5. **Historic Preservation/Archeology** - Although the site is not listed as a potential historic or cultural resources site, there is the possibility that archaeological material could be on-site. Therefore, should historic or archaeological material be encountered during ground disturbing activities or construction:
- a. Construction shall be suspended immediately at that location; and
  - b. The contractor shall immediately contact the City of Olympia at (360) 753-8314 or Michelle Sadlier, Historic Preservation Officer at (360) 753-8031;
  - c. A qualified professional archaeologist shall be retained by the applicant to document and assess the discovery;
  - d. If the discovery involves potential Native American resources, the applicant shall also contact the Washington State Department of Archeology and Historic Preservation (DAHP) and the affected tribe for additional consultation; and
  - e. In no case should additional excavation be undertaken until a protocol has been agreed upon by the above mentioned parties.

*Olympia Comprehensive Plan - Historic Resources Policy PL 3.1*

**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 threshold determination will be issued.

**COMMENT DEADLINE: 5:00 p.m., MAY 12, 2015**

**APPEAL PROCEDURE** Pursuant to RCW 43.21C.075(3) and Olympia City Code 14.04.160(A), this 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 a \$1,000.00 administrative appeal fee.

**APPEAL DEADLINE: 5:00 p.m., MAY 19, 2015**

Issued by:

  
\_\_\_\_\_  
**LEONARD BAUER, SEPA OFFICIAL**

**COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT**  
**Notice Mailed and Posted: April 28, 2015**

VICINITY MAP  
BAYAN TRAILS



