



Final Comprehensive Plan Amendment



OFFICIAL USE ONLY

Case #: 18-1427

Master File #: _____

Date: _____

Received By: LR

Related Cases: 17-5445

Project Planner: Joyce

Please print or type and FILL OUT COMPLETELY (Electronic Submittal Required)

(Attach separate sheets if necessary)

In order to submit a Final Comprehensive Plan Amendment application, the preliminary Comprehensive Plan Amendment application must have been approved by the City Council through the screening process and advanced to the final docket for detailed review and further consideration.

Applications shall be submitted in person at City Hall or submitted via the City's online permit portal. Application fees are due at the time of application.

Project Name: Black Lake BLVD/US HWY 101

Project Address: wo BLVD SW LOT, 1803 BLACK LAKE BLVD SW SITE

Project Description: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres)) → Rezoned to single designation of General Commercial (1.54 total acres).

Size of Project Site: 1.54 acres

Assessor's Parcel Number(s): 12821310801, 12821310300, 12821310701

*Comp Plan Amend.
needed in order
to Rezone.*

NAME OF APPLICANT: James Richards

Mailing Address: 2617 115th Ave NW, Gig Harbor, WA 98335

Area Code and Phone #: 206.478.0103

E-mail Address: Bergenrichards@gmail.com

NAME OF OWNER(S): James Richards

Mailing Address: 2617 115th Ave NW, Gig Harbor, WA 98335

Area Code and Phone #: 206.478.0103

Email Address: Bergenrichards@gmail.com

NAME OF AUTHORIZED REPRESENTATIVE (if different from above) SCJ Alliance

Mailing Address: 8730 Tallon Lane NE, Suite 200, Lacey, WA 98516

Area Code and Phone #: 360.352.1465

E-mail Address: Hans.Shepherd@scjalliance.com

PROPERTY INFORMATION

Full Legal Description(s): 21-18-2W NE-SW BEG AT X WLY LN 100F WIDE BLACK LK BLVD / SWLY

Existing Comprehensive Plan Designation: Professional Office/Residential *Prof. Office & Multifamily Housing*
Proposed Comprehensive Plan Designation: General Commercial / Urban Corridor

Existing Zoning: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres)) *Multifamily*

Proposed Zoning: General Commercial (1.54 total acres)

Shoreline Designation (if applicable): N/A

Special areas on or near site (show areas on site plan):

- None
 - Creek or Stream (name): _____
 - Lake or Pond (name): _____
 - Swamp/Bog/Wetland
 - Scenic Vistas
 - Flood Hazard Area
 - Steep Slopes/Draw/Gully/Ravine
 - Historic Site or Structure
-

Water Supply (name of utility, if applicable):

Existing: _____
Proposed: City of Olympia

Sewage Disposal (name of utility, if applicable):

Existing: _____
Proposed: City of Olympia

Access (name of street):

Existing: Existing Private Road w/ signalized access to Black Lake Blvd SW (shown on site plan)
Proposed: _____

SECTION 2: Fill out this section if the proposal includes a Rezone or Text Amendment to the Olympia Municipal Code

- Rezone** **Text Amendment**

Current land use zone: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres))

Proposed zone: General Commercial

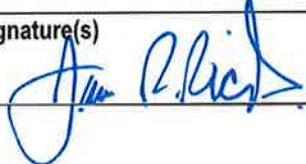
Answer the following questions (attach separate sheet):

- 228' jmj
- A. How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?
- It is the goal of this amendment to eliminate the dual zoning designations currently in place by reclassifying the remaining (PO/RM) 0.73 acres as General Commercial. In effect, this will improve the ability of all entities to better regulate and develop the site.
 - While the only map amendment requested is that of the City of Olympia 2017 Zoning Map, it may prove beneficial to consider the update of the City of Olympia Future Land Use Map as *current* Zoning Designations appear to fall near the edge of the 200 ft consistency buffer (OMC 18.59.050).
 - The proposed zoning amendment is compatible with established distances from areas designated General Commerce and Urban Corridor within the 2016 City of Olympia Future Land Use map (OMC 18.59.050).
- B. How would the proposed change in zoning maintain the public health, safety and welfare?
- It is the goal of this amendment to eliminate the dual zoning designations currently in place by reclassifying the remaining 0.73 acres as General Commercial. In effect, this will better align the site with surrounding uses while providing a tiered buffer from adjacent High-Density Zoning/Uses, US 101, and residential developments south and west of the project site.
 - Proposed future *General Commercial* development has the potential to improve multi-modal access to the area, define edges, and extend sightlines for all modes of travel.
- C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?
- As this site currently has dual -zoning, the proposed amendment would effectively alleviate procedural and regulatory conflicts while reducing the barriers for future use.
 - The proposed zoning designation is consistent with established development regulations as it would provide a tiered buffer from adjacent High-Density Zoning/Uses, US 101, and residential developments south and west of the project site.
 - GL6: Community beauty is combined with unique neighborhood identities. (PL6.1 and PL6.12)
- D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?
- As this site currently has dual -zoning, it will simply shift the zoning district boundaries to the south and west edges of existing and adjacent parcels. This change would work to better define zones while maintaining the current balance already in place. As such, established compatibility would remain constant throughout this proposal.
 - All zones considered in this amendment are already in existence within adjoining districts.
- E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.
- Public services and facilities are already in place and available to serve potential future development. Utilities have been extended to existing property lines while emergency services and public transit are established in the area.

SECTION 3: ADDITIONAL INFORMATION TO BE SUBMITTED - REQUIRED

- Maps showing the site and surrounding area
- Environmental Checklist, including Section D, Supplemental Sheet for Non-Project Actions. The checklist must be signed and dated in Section C.
- If the proposal includes a Rezone or Text Amendment to the Olympia Municipal Code, Section 2 of this application must be completed.
- Proposed text amendments, either for the Comprehensive Plan or Municipal Code, must be included in "bill format" with proposed additions shown in underlined text and proposed deletions shown in strikethrough text. Example: Proposed new text. ~~Proposed deleted text.~~
- Application Fees are due at the time of submittal.

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 /do not affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application (in the case of a rezone 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.

Print Name	Signature(s)	Date
James R. Richards		3/30/18

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



Keith Stahley, Director,
Community Planning and Development

9/28/2017
Date



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: _____

Received By: _____

Related Cases: _____

Project Planner: _____



One or more of the following **Supplements** must be attached to this **General Land Use Application** and submitted electronically with the application:

- | | |
|---|--|
| <input type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input type="checkbox"/> Soil and Vegetation Plan |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input checked="" type="checkbox"/> Other <u>Comp Plan Amendment, Rezone</u> |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | |

Project Name: Black Lake BLVD/US HWY 101

Project Address: 1807 BLACK LAKE BLVD SW LOT, 1803 BLACK LAKE BLVD SW SITE

Applicant: James Richards

Mailing Address: 2617 115th Ave NW, Gig Harbor, WA 98335

Phone Number(s): 206.478.0103

E-mail Address: Bergenrichards@gmail.com

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): SCJ Alliance

Mailing Address: 8730 Tallon Lane NE, Suite 200, Lacey, WA 98516

Phone Number(s): 360.352.1465

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Project Description: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres)) →

Rezoned to single designation of General Commercial (1.54 total acres).

Size of Project Site: 1.54 acres

Assessor Tax Parcel Number(s): 12821310801, 12821310300, 12821310701

*Comp. Plan Amendment
Required if property is to
be approved for Rezone.*

Section: 21

Township: 18

Range: 2W

Full Legal Description of Subject Property (attached):

21-18-2W NE-SW BEG AT X WLY LN 100F WIDE BLACK LK BLVD / SWLY

Zoning: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres) (PO/RM) ^{Multi family}

Shoreline Designation (if applicable): N/A

Special Areas on or near Site (show areas on site plan):

- Creek or Stream (name): _____
- Lake or Pond (name): _____
- Swamp/Bog/Wetland Historic Site or Structure
- Steep Slopes/Draw/Gully/Ravine Flood Hazard Area (show on site plan)
- Scenic Vistas None

Water Supply (name of utility if applicable): _____

Existing: _____

Proposed: City of Olympia

Sewage Disposal (name of utility if applicable): _____

Existing: _____

Proposed: City of Olympia

Access (name of street(s) from which access will be gained): Existing Private Road w/ signalized access to Black Lake Blvd SW (shown on site plan)

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Signature  Date 3/30/18

Examiner I understand that for the type of application submitted, **the applicant is required to pay actual Hearing**
Initials **costs**, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants may be 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.



REZONE OR CODE TEXT AMENDMENT SUPPLEMENT

Olympia

OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: _____

Received By: _____

Project Planner: _____

Related Cases: _____



Rezone

Text Amendment

Current land use zone: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres))

Proposed zone: General Commercial (1.54 total acres)

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- Public services and facilities are already in place and available to serve potential future development. Utilities have been extended to existing property lines while emergency services and public transit are established in the area.

*Property is approx. 228' from change in boundary
4-12-18
jmg*

A Rezone Or Code Text Amendment Application shall accompany a General Land Use Application and shall include: All required submittal materials, reports, plans, documents and applications shall be provided in electronic format (memory stick, USB drive, etc.).

1. The current zoning of the site.
2. The proposed zoning of the site.
3. Specific text amendments proposed in "bill-format." (See example.)
4. A statement justifying or explaining reasons for the amendment or rezone.
5. Reproducible maps (8½" x 17" or 11" x 17") to include a vicinity map with highlighted area to be rezoned and any nearby city limits, and a map showing physical features of the site such as lakes, ravines, streams, flood plains, railroad lines, public roads, and commercial agriculture lands.
6. A site plan of any associated project.
7. A site sketch 8½" x 11" or 11" x 17" (reproducible).
8. A typed and certified list, prepared by title company, of all property owners of record within 300 feet of the proposed rezone.
9. A copy of the Assessor's Map showing specific parcels proposed for rezone and the immediate vicinity.
10. An Environmental (SEPA) Checklist.

NOTE: Although applications may be submitted at any time, site specific rezone requests are only reviewed twice each year beginning on April 1 and October 1.

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.

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



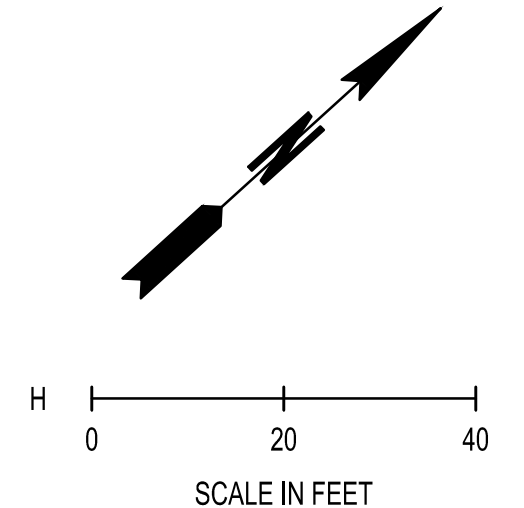
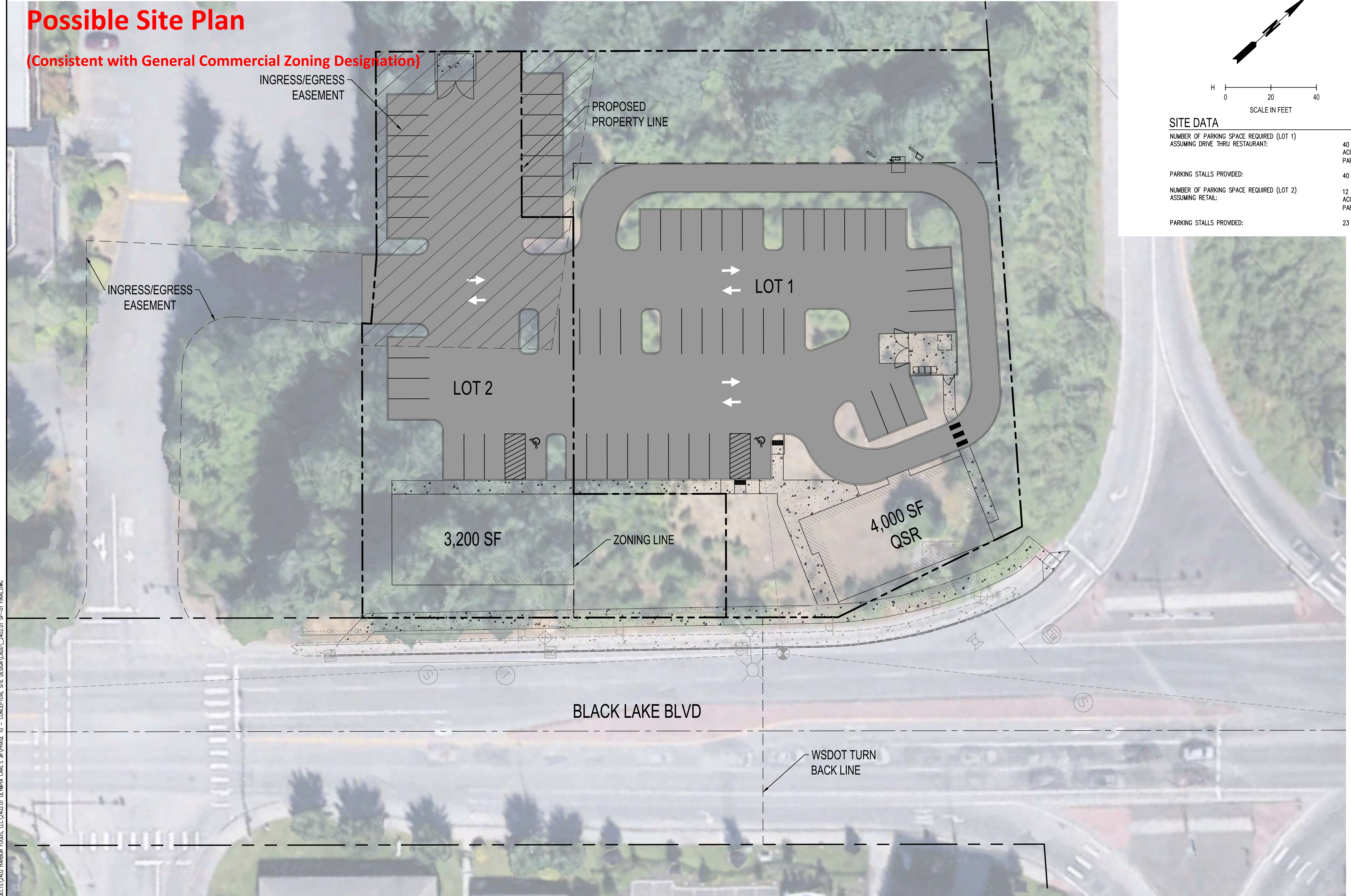
12/1/2016

Keith Stahley, Director,
Community Planning and Development

Date

Possible Site Plan

(Consistent with General Commercial Zoning Designation)



SITE DATA	
NUMBER OF PARKING SPACE REQUIRED (LOT 1) ASSUMING DRIVE THRU RESTAURANT:	40 (INCLUDING ACCESSIBLE PARKING)
PARKING STALLS PROVIDED:	40 STALLS
NUMBER OF PARKING SPACE REQUIRED (LOT 2) ASSUMING RETAIL:	12 (INCLUDING ACCESSIBLE PARKING)
PARKING STALLS PROVIDED:	23 STALLS

REVISIONS	DATE	BY

SCJ ALLIANCE
CONSULTING SERVICES

8730 TALLOW LANE NE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-352-1465 F: 360-352-1509
SCALLIANCE.COM

SHEET TITLE: **PRELIMINARY SITE LAYOUT**

PROJECT NAME: **COMMERCIAL SITE PLAN
1801 BLACK LAKE BLVD
OLYMPIA, WASHINGTON**

DESIGNER: _____

DRAWN BY: _____

APPROVED BY: _____

DATE: MARCH, 2017

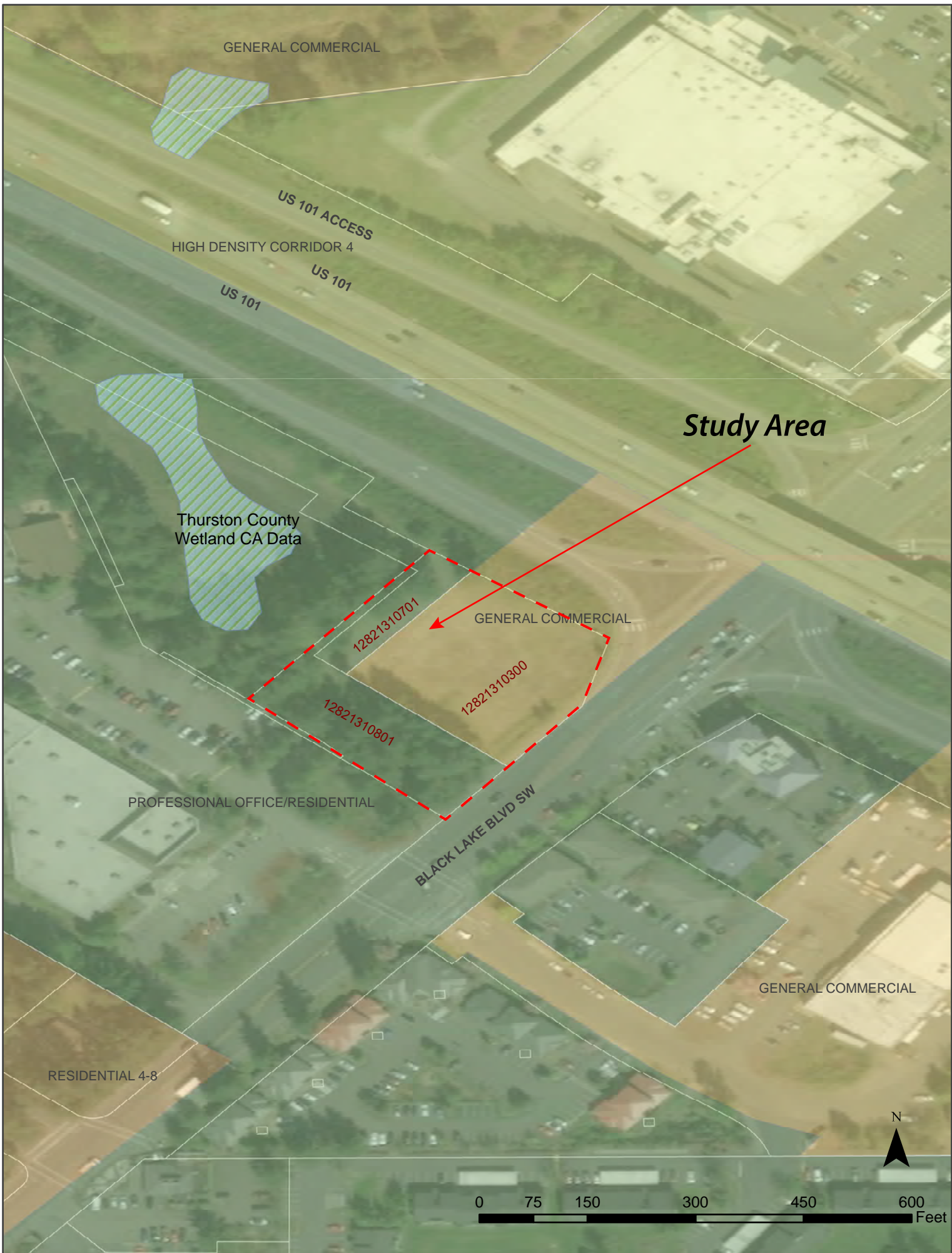
JOB No: 2402.01

DRAWING FILE No: SP-01.dwg

DRAWING No: **OPTION 1**

SHEET No: 1 OF 1

Jun 16, 2017, 3:06:55pm - User: tyrell.broadley
 R:\PRODUCTS\2402_HARBOR_FOODS_ILLC\240201_OLYMPIA_CARLS_S\PHASE 10 - CONCEPTUAL SITE DESIGN\CADD\2402.01_SP-01_FINAL.DWG



GENERAL COMMERCIAL

US 101 ACCESS

HIGH DENSITY CORRIDOR 4

US 101

US 101

Study Area

Thurston County
Wetland CA Data

12821310701

GENERAL COMMERCIAL

12821310801

12821310300

PROFESSIONAL OFFICE/RESIDENTIAL

BLACK LAKE BLVD SW

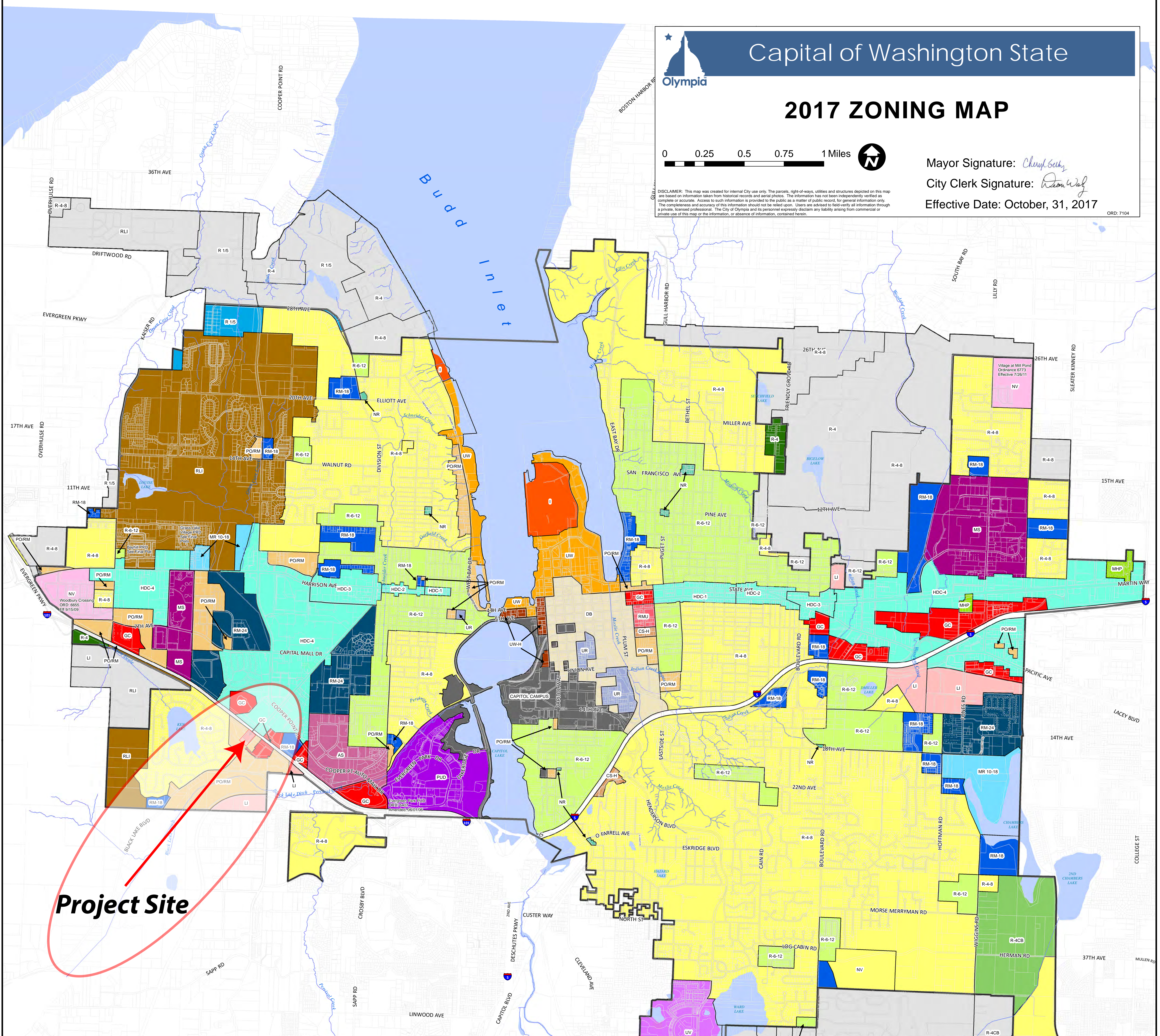
GENERAL COMMERCIAL

RESIDENTIAL 4-8

N

0 75 150 300 450 600 Feet

DISCLAIMER: This map was created for internal City use only. The parcels, right-of-ways, utilities and structures depicted on this map are based on information taken from historical records and aerial photos. The information has not been independently verified as complete or accurate. Access to such information is provided to the public as a matter of public record for general information only. The completeness and accuracy of this information should not be relied upon. Users are advised to verify all information through a private, licensed professional. The City of Olympia and its personnel expressly disclaim any liability arising from commercial or private use of this map or the information, or absence of information, contained herein.



Zoning Map Legend



















	Olympia City Limits		RESIDENTIAL 1 UNIT PER 5 ACRE
	Urban Growth Area		MIXED RESIDENTIAL 7-13 UNITS
	State Capitol Campus* <small>*The Washington State Capitol Committee alone has authority over land use for the State Capitol Campus.</small>		MIXED RESIDENTIAL 10-18 UNITS
Zone Name			RESIDENTIAL MULTIFAMILY 18 UNITS
	HIGH DENSITY CORRIDOR 1		RESIDENTIAL MULTIFAMILY 24 UNITS
	HIGH DENSITY CORRIDOR 2		SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
	HIGH DENSITY CORRIDOR 3		SINGLE-FAMILY RESIDENTIAL 4
	HIGH DENSITY CORRIDOR 4		SINGLE-FAMILY RESIDENTIAL 4-8
	AUTO SERVICES		TWO FAMILY RESIDENTIAL 6-12
	COMMERCIAL SERVICE HIGH DENSITY		MANUFACTURED HOUSING PARK
	COMMUNITY ORIENTED SHOPPING CENTER		RESIDENTIAL LOW IMPACT
	DOWNTOWN BUSINESS		RESIDENTIAL MIXED USE
	GENERAL COMMERCIAL		PLANNED UNIT DEVELOPMENT
	INDUSTRIAL		NEIGHBORHOOD VILLAGE
	LIGHT INDUSTRIAL		URBAN RESIDENTIAL
	HIGH RISE MULTIFAMILY		URBAN VILLAGE
	MEDICAL SERVICE		URBAN WATERFRONT
	PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY		URBAN WATERFRONT HOUSING
	NEIGHBORHOOD RETAIL		

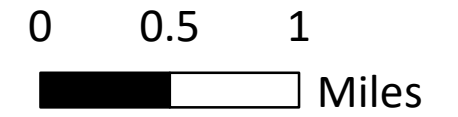
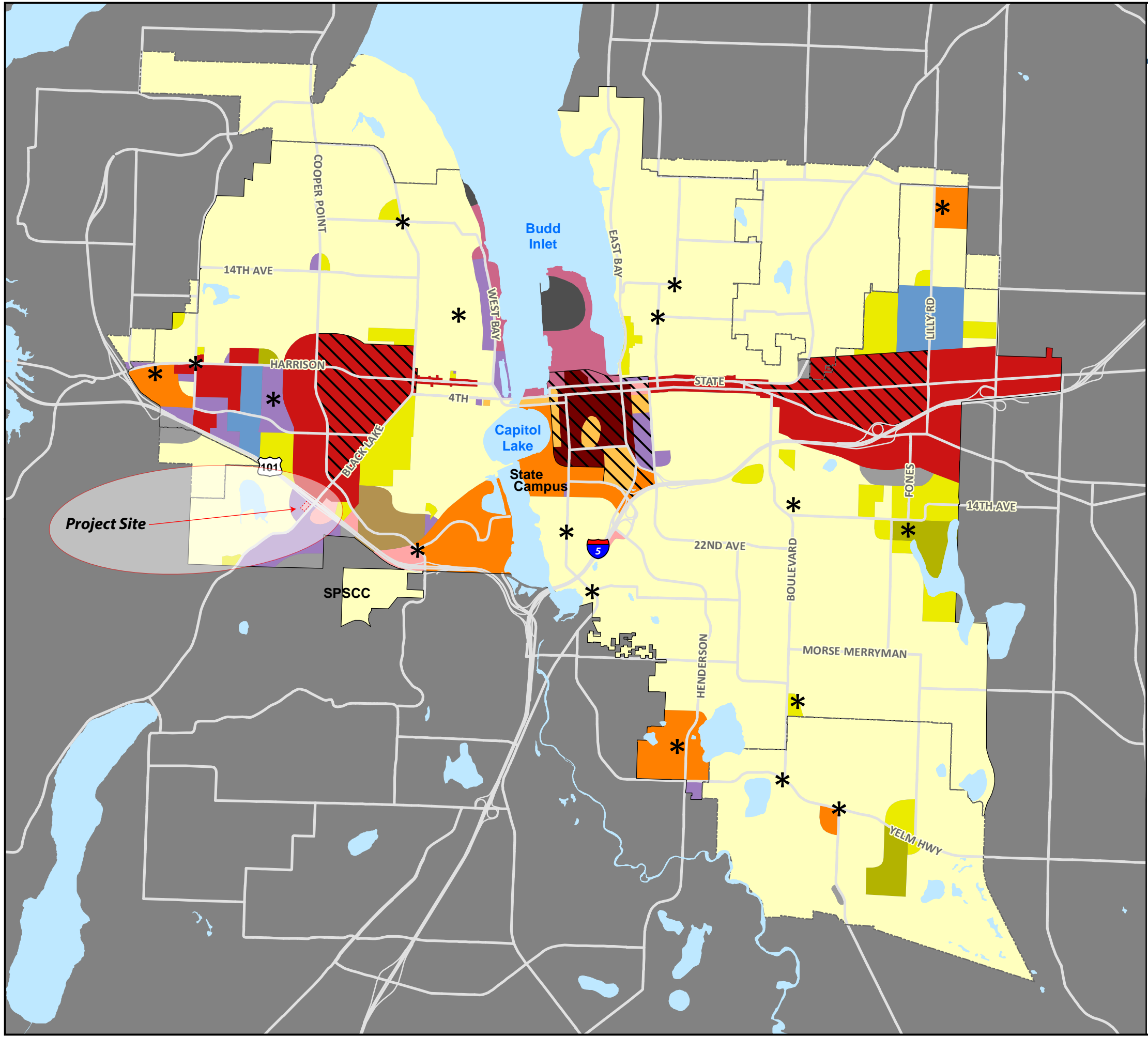
Future Land Use

Publication Date: 10/26/2016

Effective Date: 10/31/2016

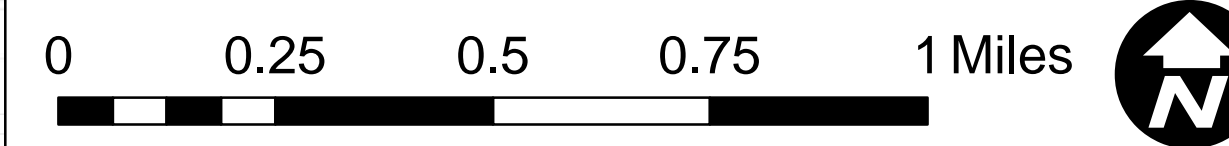
Ordinance #7104

-  High Density Neighborhoods Overlay
-  Low Density Neighborhoods
-  Medium Density Neighborhoods
-  Mixed Residential
-  Neighborhood Centers
-  Residential Mixed Use
-  Planned Developments
-  Professional Office & Multi-family Housing
-  Urban Corridor
-  Urban Waterfront
-  Central Business District
-  General Commerce
-  Auto Services
-  Medical Services
-  Light Industry
-  Industry
-  City Limits
-  Urban Growth Area



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

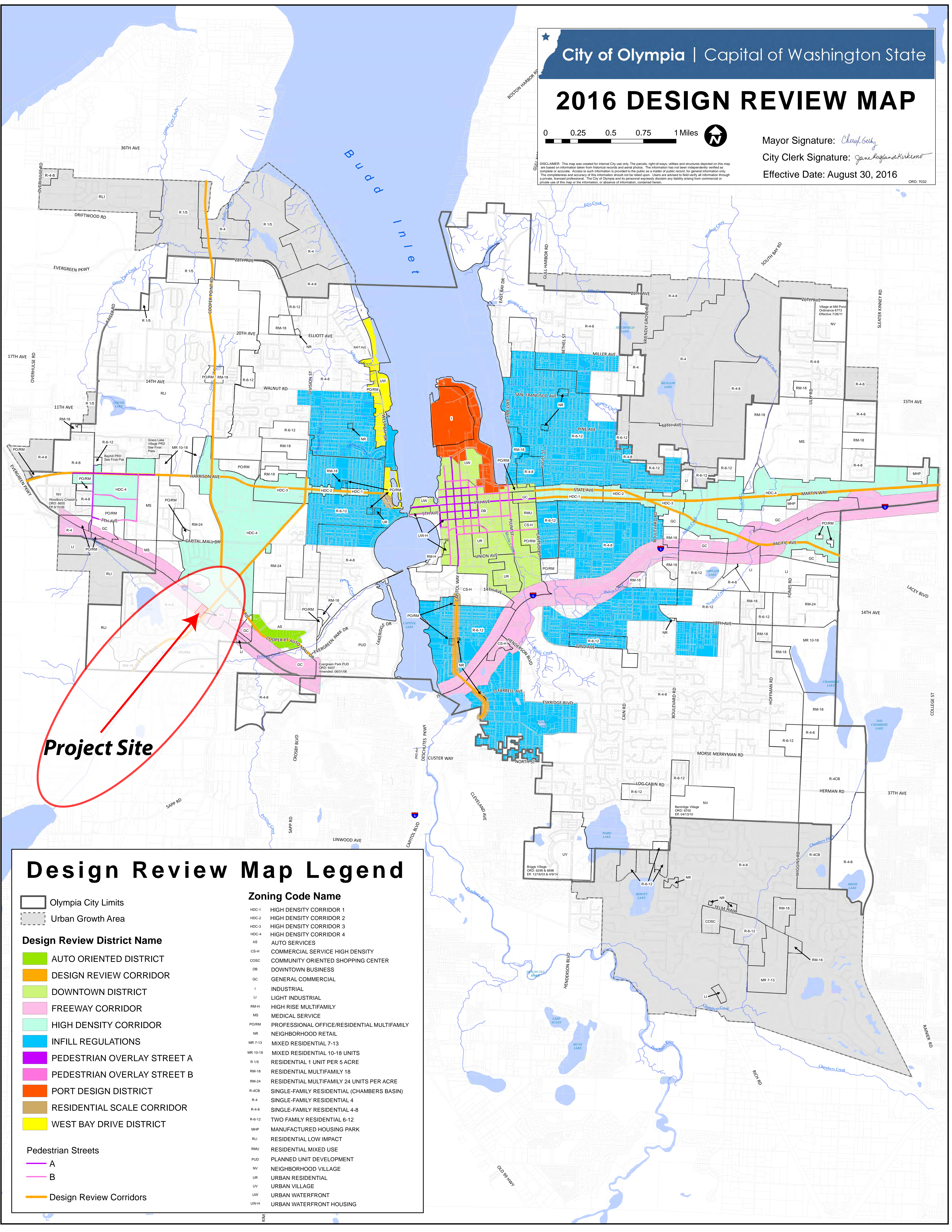
2016 DESIGN REVIEW MAP



Mayor Signature: *Christy Beck*
 City Clerk Signature: *Jane Englund-Kirkemo*
 Effective Date: August 30, 2016

DISCLAIMER: This map was created for internal City use only. The parcels, right-of-ways, utilities and structures depicted on this map are based on information taken from historical records and aerial photos. The information has not been independently verified as complete or accurate. Access to such information is provided to the public as a matter of public record for general information only. The completeness and accuracy of this information should not be relied upon. Users are advised to verify all information through a private, licensed professional. The City of Olympia and its personnel expressly disclaim any liability arising from commercial or private use of this map or the information, or absence of information, contained herein.

ORD: 7032



Design Review Map Legend

- Olympia City Limits
- Urban Growth Area

Design Review District Name

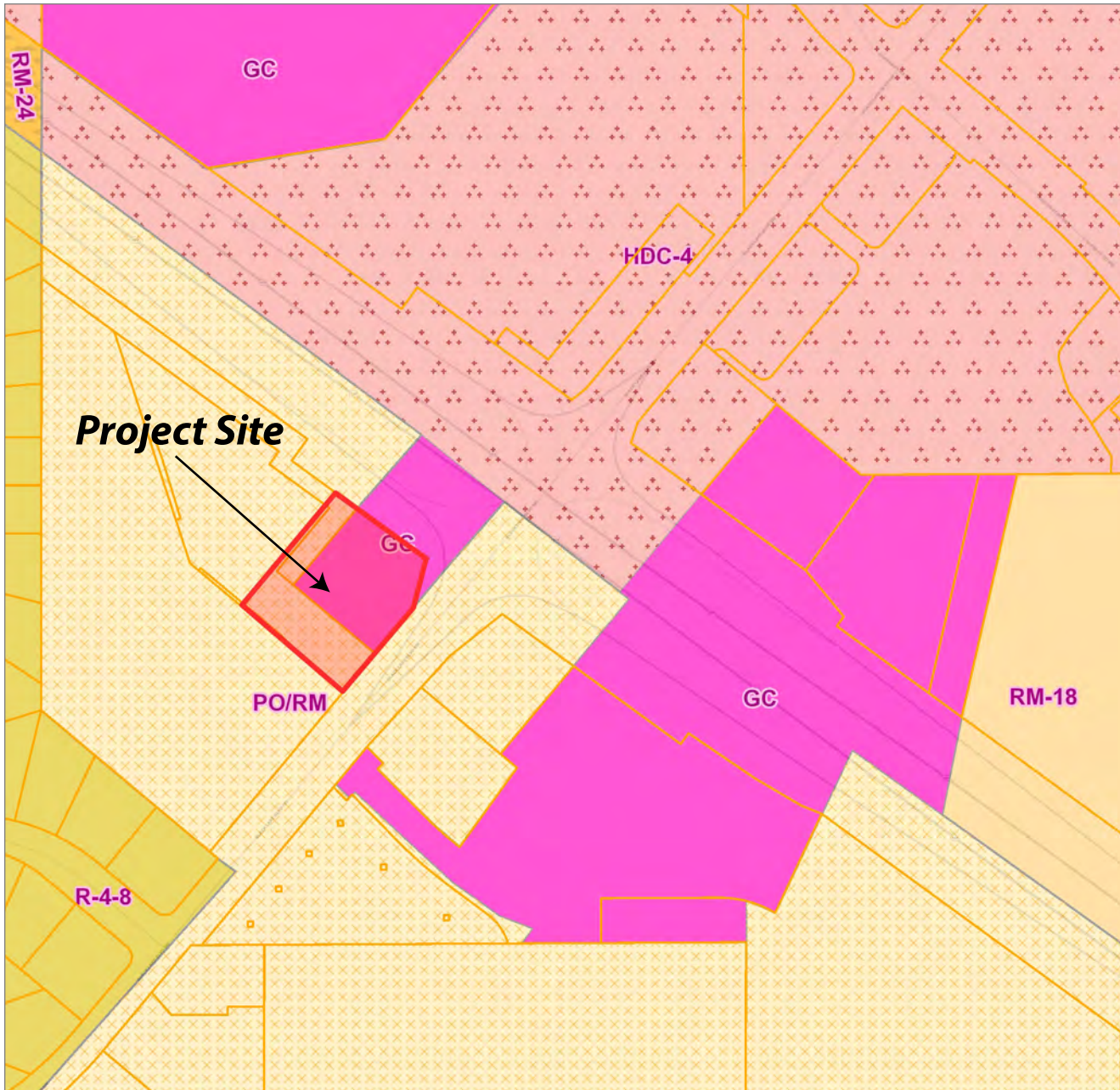
- AUTO ORIENTED DISTRICT
- DESIGN REVIEW CORRIDOR
- DOWNTOWN DISTRICT
- FREEWAY CORRIDOR
- HIGH DENSITY CORRIDOR
- INFILL REGULATIONS
- PEDESTRIAN OVERLAY STREET A
- PEDESTRIAN OVERLAY STREET B
- PORT DESIGN DISTRICT
- RESIDENTIAL SCALE CORRIDOR
- WEST BAY DRIVE DISTRICT

Pedestrian Streets

- A
- B
- Design Review Corridors

Zoning Code Name

- HDC-1 HIGH DENSITY CORRIDOR 1
- HDC-2 HIGH DENSITY CORRIDOR 2
- HDC-3 HIGH DENSITY CORRIDOR 3
- HDC-4 HIGH DENSITY CORRIDOR 4
- AS AUTO SERVICES
- CS-H COMMERCIAL SERVICE HIGH DENSITY
- COSC COMMUNITY ORIENTED SHOPPING CENTER
- DB DOWNTOWN BUSINESS
- GC GENERAL COMMERCIAL
- I INDUSTRIAL
- LI LIGHT INDUSTRIAL
- RM-H HIGH RISE MULTIFAMILY
- MS MEDICAL SERVICE
- PO/RM PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY
- NR NEIGHBORHOOD RETAIL
- MR 7-13 MIXED RESIDENTIAL 7-13
- MR 10-18 MIXED RESIDENTIAL 10-18 UNITS
- R 1/5 RESIDENTIAL 1 UNIT PER 5 ACRE
- RM-18 RESIDENTIAL MULTIFAMILY 18
- RM-24 RESIDENTIAL MULTIFAMILY 24 UNITS PER ACRE
- R-4CB SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
- R-4 SINGLE-FAMILY RESIDENTIAL 4
- R-4-8 SINGLE-FAMILY RESIDENTIAL 4-8
- R-6-12 TWO FAMILY RESIDENTIAL 6-12
- MHP MANUFACTURED HOUSING PARK
- RLI RESIDENTIAL LOW IMPACT
- RMU RESIDENTIAL MIXED USE
- PUD PLANNED UNIT DEVELOPMENT
- NV NEIGHBORHOOD VILLAGE
- UR URBAN RESIDENTIAL
- UV URBAN VILLAGE
- UW URBAN WATERFRONT
- UW-H URBAN WATERFRONT HOUSING

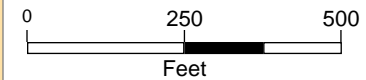


Zoning

Legend

- Parcel Boundaries
- Zoning**
- AC - Arterial Commercial
- AG - Agriculture
- AQUATC - Aquatic
- ARI & ARI2 - Airport Related Industry
- AS - Auto Services
- BD - Breweru
- BP - Business Park
- C - Cemetery
- C-1 - Commercial
- C-2 - Heavy Commercial
- C-3 - Large Lot Commercial
- C-3 - Special-Use Commercial
- CBC & CBC2 - Capitol Boulevard Community
- CBD - Central Business District
- CBD 4 - Central Business District 4
- CBD 5 - Central Business District 5
- CBD 6 - Central Business District 6
- CBD 7 - Central Business District 7
- CC - Core Commercial
- CC/CS-H - Capitol Campus/Commercial Service High
- CCD - Community Commercial
- CD - Commercial Development
- COM - Commercial
- COSC - Commercial Oriented Shopping Center

Scale 1: 5,364



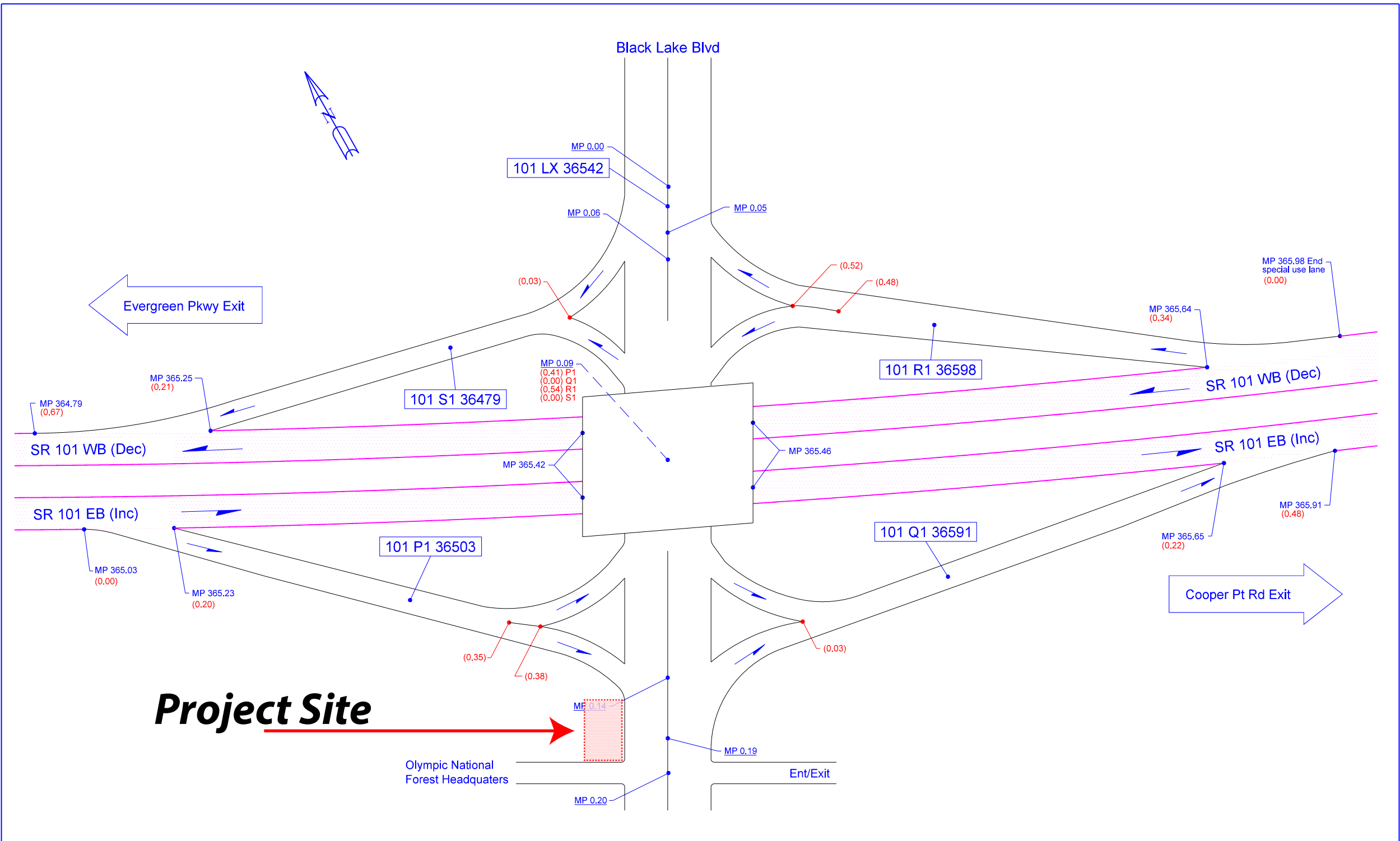
Map Created Using GeoData Public Website

Published: 4/3/2018

Note:



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Project Site

Olympic National Forest Headquarters

SEPA ENVIRONMENTAL 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 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.

Use of checklist for nonproject proposals: [\[help\]](#)

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 [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Comprehensive Plan Future Land Use Map Amendment and Rezone

4-12-18
jmp

2. Name of applicant: [\[help\]](#)

James Richards, JSRK, LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

2617 115th Avenue NW, Gig Harbor, WA 98335 – 206.478.0103

4. Date checklist prepared: [\[help\]](#)

April 3, 2018

5. Agency requesting checklist: [\[help\]](#)

City of Olympia

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

City Council consideration is expected in 2018 / 2019

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

With the approval of a rezone, the site could develop as a use consistent with general commercial

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Washington State Department of Ecology has certified this site as No Further Action (NFA) dated 11/13/2013. The site was previously used by a gas station.

9. List Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

The Comprehensive Plan Future Land Use Map Amendment and amendment to the existing land use map must be approved by Olympia City Council. zoning

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The current proposal is to amend the Comprehensive Plan Future Land Use Map and the existing zoning map. The future land use map amendment includes changing the land use at 1801 Black Lake Boulevard, and the property immediately northwest and the property immediately west, from Professional Office and Multi-family Housing (PO/RM) to General Commerce (GC). The existing zoning map amendment includes changing the existing zoning for the property immediately northwest and west of 1801 Black Lake Boulevard from Professional Office and Residential (PO/RM) to General Commercial.

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. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The sites included in the future land use map amendment are 1801 Black Lake Boulevard, Tumwater, WA 98512, parcel number 12821310300, legal description 21-18-2W NE-SW BEG AT X WLY LN 100F WIDE BLACK LK BLVD / SWLY, Parcel number 12821310701, legal description is Section 21 Township 18 Range 2W Quarter SE NW & NE SW Survey AFN 4538543 TR C SEG'D FROM 12821310700 PER REAL ESTATE CONTRACT AFN 4516138 and Parcel number 12821310801, legal description Section 21 Township 18 Range 2W Quarter SE NW & NE SW Survey AFN 4538543 TR B SEG'D FROM 12821310800 PER REAL ESTATE CONTRACT AFN 4516138

The sites included in the current zoning map amendment are parcel number 12821310701, legal

The applicant has a pending short plat in Review to Reconfigure the property from three lots in to two lots. Short Plat # 17-5042. 4-12-18 jmp

The Future Land Use Map designation sought is "Urban Corridor" 4-12-18 jmp

description is Section 21 Township 18 Range 2W Quarter SE NW & NE SW Survey AFN 4538543 TR C SEG'D FROM 12821310700 PER REAL ESTATE CONTRACT AFN 4516138. And Parcel number 12821310801, legal description Section 21 Township 18 Range 2W Quarter SE NW & NE SW Survey AFN 4538543 TR B SEG'D FROM 12821310800 PER REAL ESTATE CONTRACT AFN 4516138

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#)

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

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

According to Thurston County Geodata, the parcels included in this proposal have 3 to 15% slopes.

- 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. [\[help\]](#)

According to Thurston County Geodata, the soil type found on the parcels included in this proposal is alderwood gravelly sandy loam

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Not applicable to this non-project action, unstable soils will be evaluated as part of site-specific project review.

- 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. [\[help\]](#)

Not applicable to this non-project action, grading and filling quantities will be evaluated as part of site-specific project review

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Not applicable to this non-project action, potential erosion impacts will be evaluated as part of site-specific project review

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

Not applicable to this non-project action, impervious surfaces will be evaluated as part of site-specific project review

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control erosion will be identified during site-specific project review

2. Air [\[help\]](#)

- 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. [\[help\]](#)

Not applicable to this non-project action, emissions impacts will be evaluated as part of site-specific project review

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Not applicable to this non-project action, off-site emission sources will be evaluated as part of site-specific project review

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control emissions will be identified during site-specific project review

3. Water [\[help\]](#)

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. [\[help\]](#)

Yes, according to Thurston County Geodata there is a wetland located approximately 70 feet northwest of this proposal.

- 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. [\[help\]](#)

Not applicable to this non-project action, this will be evaluated as part of site-specific project review

- 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. [\[help\]](#)

Not applicable to this non-project action, this will be evaluated as part of site-specific project review

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable to this non-project action, surface water withdrawals and diversions will be evaluated as part of site-specific project review

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No, according to FEMA flood map this proposal is within zone x – area of minimal flood hazard.

- 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. [\[help\]](#)

Not applicable to this non-project action, the potential of any discharge of waste materials to surface waters will be evaluated as part of site-specific project review

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. [\[help\]](#)

Not applicable to this non-project action

- 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. [\[help\]](#)

Not applicable to this non-project action, the potential discharge of waste material will be evaluated as part of site-specific project review

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. [\[help\]](#)

Not applicable to this non-project action, runoff impacts will be evaluated as part of site-specific project review

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Not applicable to this non-project action, this will be evaluated as part of site-specific project review

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

Not applicable to this non-project action, drainage pattern impacts will be evaluated as part of site-specific project review

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control surface, ground and runoff water will be identified during site-specific project review

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other

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

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Not applicable, this proposal is a non-project action. The amount of vegetation to be removed or altered will be identified during site-specific project review

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

According to US Fish & Wildlife service Environmental Conservation Online System (ECOS) there are no known threatened or endangered species 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: [\[help\]](#)

Not applicable to this non-project action, landscaping plans will be included as part of site-specific project review

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

During a site visit, Scotch broom was identified on site.

5. **Animals** [\[help\]](#)

- 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. [\[help\]](#)

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. [\[help\]](#)

According to Washington Department of Fish and Wildlife Priority Habitats and Species Report (PHS data) there are no federal or state listed species on or near the site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Migration routes may exist near the site, Washington is within the Pacific Flyway route

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to preserve or enhance wildlife will be identified during site-specific project review

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known. Washington State Recreation and Conservation Office Washington Invasive Species Council, Washington Invasive Species Education sites were used to assess invasive animal species.

6. **Energy and Natural Resources** [\[help\]](#)

- 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. [\[help\]](#)

No energy is needed for this non-project action. Energy needs and consumption will be evaluated as part of site-specific project review and will comply with city and state regulations

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

Not applicable to this non-project action, impacts on solar energy will be evaluated as part of site-specific project review

- 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: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific features for energy conservation will be identified during site-specific project review

7. Environmental Health [\[help\]](#)

- 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. [\[help\]](#)

There are no health hazards as a result of this non-project action. Health hazards will be evaluated as part of site-specific project review

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

This site was previously used by a gas station. A voluntary cleanup program took place and Washington State Department of Ecology certified the site as NFA – No Further Action dated 11/13/2013

- 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. [\[help\]](#)

Not applicable, this proposal is a non-project action. Existing hazardous conditions will be identified during site-specific project review

- 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. [\[help\]](#)

Not applicable, this will be identified as part of site-specific project review

- 4) Describe special emergency services that might be required. [\[help\]](#)

Not applicable, this will be identified as part of site-specific project review

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control environmental health hazards will be identified during site-specific project review

b. Noise [\[help\]](#)

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

In the vicinity of the parcels included in this proposal, traffic noise from US 101 and Black Lake Boulevard exist, and noise created from existing businesses and residences occur, none of which affect this non-project action.

- 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. [\[help\]](#)

Not applicable to this non-project action, types and levels of noise created by development will be evaluated as part of site-specific project review and will comply with city regulations.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control noise impacts will be identified during site-specific project review

8. Land and Shoreline Use [\[help\]](#)

- 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. [\[help\]](#)

The parcels included in this proposal are currently undeveloped. The properties to the north and west are primarily single family residential. Immediately west of the proposal site is the Olympic National Forest Headquarters. The properties to the south and east are general commercial and or professional office.

- 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? [\[help\]](#)

No, the proposal site has not been used as working farmlands in the past.

- 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: [\[help\]](#)

No, this proposal will ^{not} affect working farm or forest lands

4-12-18 jmp

- c. Describe any structures on the site. [\[help\]](#)

There are no structures on site

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No structures will be demolished

- e. What is the current zoning classification of the site? [\[help\]](#)

The current zoning map shows the area within this proposal to be General Commercial and Professional Office and Residential **Multifamily**.

4-12-18 jmp

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The current comprehensive plan designation of the site is Professional Office and Multi-family Housing (PO/RM)

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

There is a wetland identified by Thurston County on the property northwest of the project site. The parcels included in the proposal are within the wetland buffer.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

None – this proposal is a non-project action

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None – this proposal is a non-project action

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to avoid or reduce displacement impacts will be identified during site-specific project review

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

This proposal includes amending the current zoning map and future land use map. Changing the zoning from professional office/residential to general commercial will be compatible with the existing office and commercial uses in the vicinity of the proposed zoning change. Future development on this site will comply with the amended zoning maps and will comply with all regulations applicable as identified during site-specific project review.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

No impacts to housing, no measures needed.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Not applicable, this will be identified as part of site-specific project review

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Not applicable, this will be identified as part of site-specific project review

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control aesthetic impacts will be identified during site-specific project review

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Not applicable to this non-project action, light and glare impacts will be evaluated as part of site-specific project review

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not applicable to this non-project action, light and glare impacts will be evaluated as part of site-specific project review

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Light is currently produced from the existing office and commercial uses, and traffic lighting and vehicles along US 101 and Black Lake Boulevard. Existing light and glare will be evaluated for potential effects on future development as part of site-specific project review.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control light and glare impacts will be identified during site-specific project review

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
[\[help\]](#)

Yauger Park is located approximately ½ mile northeast of the proposal site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.
[\[help\]](#)

No, this proposal would not displace any existing recreational uses, the site is currently zoned for commercial and office use and is being proposed to become all commercial. This site is not planned for recreational use.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Proposed measures to reduce or control impacts on recreation including recreation opportunities will be identified during site-specific project review.

13. Historic and cultural preservation [\[help\]](#)

- 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? If so, specifically describe. [\[help\]](#)

According to WISAARD there are no buildings, structures or sites in the immediate vicinity of the proposal site that are listed on or eligible for listing on national or state registers.

- 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. [\[help\]](#)

According to WISAARD predictive model for environmental factors with archaeological resource results, it shows the sites covered in this proposal as a low risk. When the site is developed, it will be evaluated for potential impacts to cultural resources as part of site-specific project review.

- 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. [\[help\]](#)

Washington Information System for Architectural and Archaeological Records Data (WISAARD) was assessed in April 2018 to identify cultural and historic resources on or near the site

- 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. [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to avoid or minimize cultural resource impacts will be identified during site-specific project review. When the project is developed, it will comply with City of Olympia code regarding inadvertent discoveries of cultural resources.

14. Transportation [\[help\]](#)

- 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.
[\[help\]](#)

Black Lake Boulevard currently provides access to the site. There is no change in access as part of this proposal, this is a non-project action, proposed access will be evaluated as part of site-specific project review.

- b. 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? [\[help\]](#)

Yes, Intercity Transit serves this area with route 42 and has a stop along Black Lake Boulevard approximately 500 feet west of the proposal site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Not applicable to this non-project action, parking will be addressed as part of site-specific project review

- 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). [\[help\]](#)

The need for roadway improvements will be evaluated when the site is developed as part of site-specific project review

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

This proposal is not in the immediate vicinity of water, rail or air transportation.

- 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? [\[help\]](#)

Not applicable to this non-project action, this will be evaluated as part of site-specific project review

- 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. [\[help\]](#)

No, this proposal will not interfere with or be affected by the movement of agriculture and forest products.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Specific measures to reduce or control transportation impacts will be identified during site-specific project review

15. **Public Services** [\[help\]](#)

- 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. [\[help\]](#)

This proposal will not result in an increased need for public services. When the site is developed impacts to public services will be evaluated as part of site-specific project review.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Specific measures to reduce or control impacts to public services will be identified during site-specific project review

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
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. [\[help\]](#)

Utilities will be identified when the site is developed

C. Signature [\[help\]](#)

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: Jacqueline Taylor
 Name of signee Jacqueline Taylor
 Position and Agency/Organization Planner / SCT Alliance
 Date Submitted: 4/6/2018

D. Supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This proposal, which consist of future land use map and existing zoning map amendments, is not expected to increase discharge to water, emissions to air or release toxic substances. The proposal is changing the zoning from professional office/residential to general commercial which are similar uses.

future land use designation from professional office and multifamily housing to urban corridor and then to change..

Proposed measures to avoid or reduce such increases are:

Development that would occur do to the change in zoning, would comply with all City regulations regarding development in a commercial district. When the site is developed, impacts to air, noise, hazardous materials etc. will be evaluated during site-specific project review and will comply with all applicable regulations.

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

This proposal is not likely to affect plants and animals. The site is currently zoned and planned for future development and is in a heavily developed area which is not suitable for animal habitat. When the site is developed, a landscaping plan may be provided and reviewed as part of site-specific project review, which may help preserve existing plants on site as well as provide for new native vegetation.

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

When the site is developed, a landscaping plan may be provided and reviewed as part of site-specific project review, which may help preserve existing plants on site as well as provide for new native vegetation. Animals are not expected to be impacted as a result of developing the site, however, this will be evaluated as part of site-specific project review.

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

This proposal is not likely to deplete energy or natural resources. The site is currently zoned and planned for future development and is in a heavily developed area where adequate energy resources are available.

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

When the site is developed, specific energy conservation measures will be identified impacts to natural resources will be addressed during permitting processes.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This proposal is not likely to affect environmentally sensitive areas. The site is currently zoned and planned for future development. When the site is developed, potential impacts will be addressed during permitting processes.

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

Project specific impacts would be addressed by following standard mitigation procedures, beginning with avoidance, then minimization of impacts to critical areas. If there are unavoidable impacts because of development, then mitigation will be required.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal includes changing the zoning from professional office/residential to general commercial which are similar uses and are compatible with the existing office and commercial uses in the vicinity of the site. The zoning amendment will comply the City's comprehensive plan, the site is currently zoned and planned for future development.

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

When the site is developed, it will be an allowable use as identified under general commercial land uses. The project will be evaluated for compatibility with surrounding land uses as part of permitting processes.

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

The proposed zoning change is not expected to increase demands on transportation or public services, the site is in an area planned for future development where public services are currently provided. When the site is developed, it will be evaluated for such as part of site-specific project review.

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

When the site is developed, specific measures to address potential impacts will be identified during permitting processes.

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

The proposal will still comply with all regulations.