



# ENVIRONMENTAL CHECKLIST

RECEIVED  
MAR 18 2012  
COMMUNITY PLANNING  
AND DEVELOPMENT DEPT.  
\*\*\* OFFICIAL USE ONLY \*\*\*

1. **Applicant:** SSHI LLC, dba D. R. Horton  
Address 12931 NE 126<sup>th</sup> Place  
Kirkland, WA 98034  
E-mail Address: \_\_\_\_\_  
Phone: (425) 821-3400
2. **Representative:** Barghausen Consulting Engineers  
Address: 18215 72<sup>nd</sup> Avenue South  
Olympia, WA 98032  
E-mail Address: cfenko@barghausen.com  
Phone: (425) 251-6222
3. Property Address or Location: \_\_\_\_\_  
3355 Morse Merryman Road SE
4. Section/Township/Range: 30/18N/1W
5. Tax Parcel Nos.: 11830420000
6. Total Acres: 79.31
7. Initial Permit Type(s): Comp. Plan Amendment & Rezone
8. Zoning: Neighborhood Village
9. Shoreline Designation (if any): N/A
10. Water Body (if any nearby): N/A

MASTER FILE # 12-0001  
 SEPA # 11-0152  
 PROPOSAL NAME: \_\_\_\_\_  
 RELATED CASES: \_\_\_\_\_  
 PROPOSED CITY ACTION: \_\_\_\_\_  
 FEE RECEIVED: \_\_\_\_\_  
 DATE RECEIVED: 3/19/12  
 BY: \_\_\_\_\_  
 SUPPLEMENTAL REPORTS: \_\_\_\_\_

11. Project name and brief description of the proposal: The request is to re-designate and rezone the property from Neighborhood Village to R6-12 on the City's Comprehensive Plan Map and Zoning Map.
12. Proposed timing or phasing, and estimated completion date: Effective date of Comprehensive Plan Amendment and Rezone estimated prior to the end of 2012.
13. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain:  
The owner may file applications to develop the property pursuant to the new zoning designation.
14. Do you know of any plans by others that may affect this site? If yes, explain?  
None known.
15. List other federal, state, or local permits, licenses, or approvals required for the proposal:  
None known.
16. List any environmental information that has been prepared or will be prepared regarding this proposal.  
Prior environmental information is contained in the record for the Trillium Master Plan and Preliminary Plat files. No additional environmental information will be prepared for this request.

I swear or affirm under penalty of perjury that the information provided in this checklist is true and correct.

17. Checklist Prepared By: \_\_\_\_\_ Date Prepared: \_\_\_\_\_

(Please Print)

To Be Completed by Applicant

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 this site (approximate percent slope)?

**16 percent**

- 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 prime farmland.

**Medium dense to dense gravelly sandy loam to silty sandy loam are generally found across the site.**

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

**No.**

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

To Be Completed by Applicant

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

3. Water

a. Surface

- (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.

**The subject property includes three separate Category III wetlands, each measuring less than 3,000 square feet in size. Two Category III wetlands and one Category II wetland appear to be located south and east of the site.**

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**Not applicable. This is a non-project application.**

- (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.

**Not applicable. This is a non-project application.**



To Be Completed by Applicant

- (4) Will the proposal require surface water withdrawals or diversion? Give general description, purpose, and approximate quantities if known.

**Not applicable. This is a non-project application.**

- (5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

**The property does not lie within a 100-year flood plain.**

- (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.

**Not applicable. This is a non-project application.**

b. Ground

- (1) Will groundwater be withdrawn or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

**Not applicable. This is a non-project application.**

- (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.

**Not applicable. This is a non-project application.**

c. Water Runoff (including stormwater)

- (1) Describe the source of runoff (including stormwater and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other water? If so, describe.

**Not applicable. This is a non-project application.**

- (2) Could waste materials enter ground or surface water? If so, generally describe.

**Not applicable. This is a non-project application.**

To Be Completed by Applicant

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

**Not applicable. This is a non-project application.**

4. Plants

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

Deciduous tree: **alder, maple**, aspen, other \_\_\_\_\_

Evergreen tree: **fir, cedar**, pine, other hemlock

Shrubs; **Grass**; Pasture; Crop or grain

Wet soil plants: cattail, buttercup, bulrush, skunk cabbage

Water plants: water lily, eelgrass, milfoil, other \_\_\_\_\_

Other types of vegetation Scotch broom, blackberries

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

**Not applicable. This is a non-project application.**

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

**None known.**

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

**Not applicable. This is a non-project application.**

5. Animals

- a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, **songbirds**, other \_\_\_\_\_

Mammals: **deer**, bear, elk, beaver, other squirrel

Fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

**None known**

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

**The site lies within the Western Flyway for migratory birds.**

To Be Completed by Applicant

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

**Not applicable. This is a non-project application.**

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.

**Not applicable. This is a non-project application.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

**Not applicable. This is a non-project application.**

- 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:

**Not applicable. This is a non-project application.**

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 applicable. This is a non-project application.**

- (1) Describe special emergency services that might be required.

**Not applicable. This is a non-project application.**

- (2) Proposed measures to reduce or control environmental health hazards, if any.

**Not applicable. This is a non-project application.**

b. Noise

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

**Not applicable. This is a non-project application.**

To Be Completed by Applicant

- (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.

**Not applicable. This is a non-project application.**

- (3) Proposed measures to reduce or control noise impacts, if any.

**Not applicable. This is a non-project application.**

8. Land and Shore Use

- a. What is the current use of the site and adjacent properties?

**The site is currently vacant. Adjacent properties include single-family housing, a public park, and vacant land.**

- b. Has the site been used for agriculture? If so, describe.

**Not known.**

- c. Describe any structures on the site.

**None.**

- d. Will any structures be demolished? If so, what?

**Not applicable. This is a non-project application.**

- e. What is the current zoning classification of the site?

**Neighborhood Village, NV**

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

**Neighborhood Village**

- 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 an “environmentally sensitive” area? If so, specify.

**No.**

To Be Completed by Applicant

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

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

9. Housing

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

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

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?

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**



To Be Completed by Applicant

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

**Not applicable. This is a non-project application.**

11. Light and Glare

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

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

12. Recreation

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

**LBA Park lies immediately to the west of the property.**

- 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.

**Not applicable. This is a non-project application.**

To Be Completed by Applicant

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**No.**

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

**None known.**

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

**Not applicable. This is a non-project application.**

14. Transportation

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

**The site has access to Morse-Merryman Road SE.**

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**The nearest Intercity Transit stop is located on Boulevard Road approximately 1 mile west the site.**

- c. How many parking spaces would the completed project have? How many would the project eliminate?

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

To Be Completed by Applicant

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

15. Public Services

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

**Not applicable. This is a non-project application.**

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

**Not applicable. This is a non-project application.**

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 that might be needed.

**Electricity and Natural Gas from Puget Sound Energy  
Water and sewer from City of Olympia  
Refuse Service from City of Olympia  
Telephone from CenturyLink  
Cable from Xfinity**

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 this decision.

Signature:  Date: 3/16/12

**NOTE:** An additional "Supplemental Sheet for Non-Project Actions" must be attached if this checklist is for adoption of a proposed regulation, policy, standard, plan, or similar non-construction action.

SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(do **NOT** use this sheet for project actions)

Non-project proposals are those that are not tied to a specific site, such as adoption of plans, policies, or ordinances.

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 of the proposal, or the types of activities likely to result from the proposal, and how they 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.

To Be Completed by Applicant

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 to noise?

**The proposal is not likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances or production to noise because the zoning will remain residential at a density similar to than what is allowed under the existing zone.**

Proposed measures to avoid or reduce such increases are:

**None proposed.**

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

**The proposal is not likely to increase impacts plants, animals, fish, or marine life beyond what is currently allowed under the existing zoning and City codes.**

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

**None proposed.**

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

**The proposal is not likely to deplete energy or natural resources beyond what is currently allowed under the existing zoning and City codes.**

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

**None proposed.**



To Be Completed by Applicant

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, flood plains, or prime farmlands?

**The proposal is not likely to use or affect environmentally sensitive areas or areas designated for governmental protection because the property will remain residentially zoned.**

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

**None proposed.**

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 will not affect land or shoreline use because the zoning will remain residential and the property is not located in a shoreline area. The proposal will not encourage incompatible land use because the zone will remain residential in a primarily residential neighborhood.**

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

**None proposed.**

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

**The proposal is not likely to increase demands of transportation or public services or utilities because the zoning will remain residential at a density similar to the existing zone.**

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

**None proposed.**

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 not conflict with local, state, or federal laws or requirements for the protection of the environment because the proposed zoning classification will remain residential at a density similar to the existing zone.**

To Be Completed by Applicant

Evaluation For  
Agency Use Only

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 this decision.

Signature:  Date: 3/16/12



March 19, 2012  
HAND DELIVERY

Cari Hornbein  
City of Olympia  
Community Development Department  
601 – 4th Avenue East, 2nd Floor  
Olympia, WA 98501



RE: 2012 Comprehensive Plan Amendment Final Application Submittal  
3355 Morse Merryman Road, Olympia, Washington  
Assessor's Parcel No. 11830420000  
Our Job No. 12381

Dear Cari:

On behalf of D.R. Horton, enclosed is a complete 2012 Comprehensive Plan Amendment and Rezone Submittal for the property referenced above. The following materials are enclosed:

1. Completed 2012 Comprehensive Plan Final Application form with a written supplement
2. One check for the \$3,440 application fee
3. One completed and signed Environmental Checklist
4. Mailing list and labels for all property owners within 300 feet of the subject property
5. Comprehensive Plan Future Land Use Map with the property highlighted
6. Current Zoning Map with the property highlighted
7. Land Use Exhibit Map with the zoning of the property highlighted and identifying all existing land uses within 1,000 feet

The request is to redesignate and rezone the property from Neighborhood Village to R6-12 on the City's Comprehensive Plan Map and Zoning Map. Should you have any questions please contact me at (425) 656-7442 or at [cferko@barghausen.com](mailto:cferko@barghausen.com). Thank you.

Respectfully,

Chris S. Ferko, AICP  
Senior Planner

CSF/dm

12381c.015.doc

enc: As Noted

cc: Tia Heim, D.R. Horton (w/enc)

Duana Koloušková, Johns Monroe Mitsunaga Koloušková, PLLC (w/enc)

Jason G. Hubbell, Barghausen Consulting Engineers, Inc.