Final Comprehensive Plan Amendment Application

Olympia

RECEIVED
MAR 31 2017
COMMUNITY PLANNING AND DEVELOPMENT DEPT.

OFFICIAL USE ONLY
Case #: 17-1263
Received By: WS / Joyce

Master File #:
Project Planner:

Date:
Related Cases:

One or more of the following supplements must be attached to this Comprehensive Plan Amendment Application:

- ■ Comprehensive Plan Amendment (Proposed Specific Text and/or Maps)
- ■ Any Related Zoning Map (Rezone) or Text Amendment
- ☐ Other
- ■ Adjacent Property Owner List (If site-specific amendment)
- ■ SEPA Checklist

Applicant: **Tom Schrader, RE/MAX Parkside Affiliates**
Mailing Address: 300 Deschutes Way SW, Olympia, WA 98501
Phone Number(s): (360) 480-9387
E-mail Address: toms@remax.net

Site Owner: **See Attached Property Owners List**
Mailing Address:
Phone Number(s):

Other Authorized Representative (if any):
Mailing Address:
Phone Number(s):
E-mail Address:

Description of Proposed Amendment: **Change in zoning from R 4-8 to PO/RM**

Size of Proposed Amendment Area: **8.48 acres**
Assessor Tax Parcel Numbers (s): **12836310500, 12836310300, 12836310600, 12836310400**

Site Address (if applicable): **1611 Yelm Hwy SE, 1705 Yelm Hwy SE, 1707 Yelm Hwy SE, 4920 Henderson Blvd SE**

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

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
Tom Schrader		3/31/2017

GENERAL LAND USE APPLICATION

Olympia

OFFICIAL USE ONLY

Case #: 17-1263 Master File #: _____ Date: _____

Received By: VV 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**:

- ☐ Adjacent Property Owner List
- ☐ Annexation Notice of Intent
- ☐ Annexation Petition (with BRB Form)
- ☐ Binding Site Plan
- ☐ Boundary Line Adjustment
- ☐ Conditional Use Permit
- ☐ Design Review – Concept (Major)
- ☐ Design Review – Detail
- ☐ Environmental Review (Critical Area)
- ☐ Final Long Plat
- ☐ Final PRD
- ☐ Land Use Review (Site Plan) Supplement
- ☐ Large Lot Subdivision
- ☐ Parking Variance
- ☐ Preliminary Long Plat
- ☐ Preliminary PRD
- ☐ Reasonable Use Exception (Critical Areas)
- ☐ SEPA Checklist
- ☐ Shoreline Development Permit (JARPA Form)
- ☐ Short Plat
- ☐ Soil and Vegetation Plan
- ☐ Variance or Unusual Use (Zoning)
- x Other COMPREHENSIVE PLAN AMENDMENT

Project Name: Tsuki Nursery Comprehensive Plan Amendment

Project Address: 1611 Yelm Hwy, 1705 Yelm Hwy, 1707 Yelm Hwy, & 4920 Henderson Blvd

Applicant: Tom Schrader, RE/MAX Parkside Affiliates

Mailing Address: 300 Deschutes Way SW, Olympia, WA 98501

Phone Number(s): (360) 480-9387

E-mail Address: schraderfour@gmail.com

Owner (if other than applicant): See Attached Property Owners List

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): _____

Mailing Address: _____

Phone Number(s): _____

E-mail Address: _____

Project Description: Comprehensive Plan Amendment to change the existing zoning (R 4-8) to PO/RM

Size of Project Site: 8.48 Acres

Assessor Tax Parcel Number(s): 12836310600, 12836310400, 12836310300, 12836310500

Section: 36 Township: 18 Range: 2W

Full Legal Description of Subject Property (attached ☒):

See Attached

Zoning: Existing Zoning = R 4-8 / Proposed = PO/RM

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
- ☐ Steep Slopes/Draw/Gully/Ravine
- ☐ Scenic Vistas
- ☐ Historic Site or Structure
- ☐ Flood Hazard Area (show on site plan)
- ☐ None

Water Supply (name of utility if applicable): City of Olympia

Existing: City of Olympia

Proposed: City of Olympia

Sewage Disposal (name of utility if applicable): City of Olympia

Existing: City of Olympia

Proposed: City of Olympia

Access (name of street(s) from which access will be gained): To be Determined by City of Olympia

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.

Signature _____ Date 3/31/2017

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

Initials

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 #: 17-1263 Master File #: _____ Date: _____
Received By: Joyce Project Planner: _____ Related Cases: _____

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■ **Rezone** ❑ **Text Amendment**

Current land use zone: **R 4-8**

Proposed zone: **PO/RM**

Answer the following questions (attach separate sheet):

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?

B. How would the proposed change in zoning maintain the public health, safety and welfare?

C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?

D. How will the change in zoning result in a district that is compatible with adjoining zoning 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.

A **Rezone Or Code Text Amendment Application** shall accompany a **General Land Use Application** and shall include:

✓ 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.

Sample of Bill Formatting

1. Fence height is measured to the top of the fence, excluding posts. Point of ground measurement shall be the high point of the adjacent final grade. ~~the average grade five (5) feet on either side of the fence.~~

2. Fences, walls, and hedges are permitted within all yard areas provided that regardless of yard requirements, no closed gate, garage door, bollard or other feature shall obstruct a driveway or other motor vehicle private ingress within twenty (2) feet of a street right-of-way nor ~~they do not~~ obstruct automobile views exiting driveways and alleys (see clear vision triangle). This 20-foot requirement is not applicable within the downtown exempt parking area as illustrated at Figure 38-2. Additional exceptions may be granted in accordance with OMC 18.38.220(A)(2).

3. ~~Solid fences or walls higher than two (2) feet within the front yard area are prohibited; this does not include hedges.~~ Front yard fences, of common areas, such as tree, open space, park, and stormwater tracts, must be a minimum of ~~fifty (50)~~ twenty-five (25) percent unobstructed, i.e., must provide for visibility through the fence. ~~See Figure 40-2.~~

REZONE OR CODE TEXT AMENDMENT SUPPLEMENT
Supplemental Questions

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?

In accordance with OMC 18.59.055.C, the proposed rezone is consistent with the designations listed in both the Future Land Use Map Designation and the Zoning Districts. The proposal is to change the zoning of the subject properties from R 4-8 to PO/RM.

B. How would the proposed change in zoning maintain the public health, safety and welfare?

The proposed change in zoning would maintain the public health, safety and welfare by providing commercial and residential services for the community using the PO/RM zoning designation. The site is currently served by City of Olympia utilities, public services, and bus services. Additionally, any future development would comply with all local, state, and federal requirements to maintain or enhance the public's health, safety and welfare.

C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?

This proposed zoning is consistent with other development regulations that implement the Comprehensive Plan by providing a transitional area buffering residential area. The transition from Low Density Neighborhoods to PO/RM is consistent with existing zoning designations throughout the City (Harrison Avenue, West Bay Drive, Henderson Boulevard, and South Capital Neighborhood).

Additionally, any proposed development for this property will follow the development regulations required by the Olympia Municipal Code, which include design requirements for structures adjacent to low density zoning, setbacks, and building heights to name a few.

D. Please describe whether public facilities and services existing are planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.

Public facilities and existing services are now adequate for any future development. Water, sewer, and power are located adjacent to the property and the site is served by both Henderson Boulevard and Yelm Highway for ingress and egress. Any future development will be required to construct any required infrastructure improvements as well.

TSUKI NURSERY COMPREHENSIVE PLAN AMENDMENT/REZONE
Statement of Justification

The subject properties, at the southeast corner of Yelm Hwy. and Henderson Blvd, is situated in Section 36 Township 18 Range 2W. The properties are at the southernmost edge of the City of Olympia on Henderson Boulevard. The properties currently consist of approximately 8.5 acres of land. Two parcels are currently being used to grow and wholesale plants for the Tsuki Nursery. The other two parcels are single family lots with houses situated on them.

The property owners of the subject properties petitioned for annexation into the City of Olympia in September of 2015 and was approved by the City Council in July of 2016. Now that the annexation is approved the owners are requesting a Comprehensive Plan Amendment and Rezone from the existing zoning designation of Residential 4-8 (R 4-8) to Professional Office/Residential Multifamily (PO/RM). This amendment for the increase in zoning supports and promotes residential and commercial growth for the City of Olympia.

An increase in zoning to PO/RM zoning designation is supported by the existing uses at the intersection of Yelm Hwy. and Henderson Boulevard. The surrounding land uses are: a senior living facility (apartment), Briggs YMCA (commercial) and Briggs Urban Village (Mixed commercial and residential) to the north, a grange to the west, and single family residential to the south and east

Per OMC 18.06.020.9, the PO/RM zone is intended to provide a transitional area, buffering residential areas from ore intensive commercial uses. Additionally, this zone is intended to provide for a compatible mix of office, moderate to high density residential, and small scale commercial uses to provide opportunities for people to live, work, and recreate in a pedestrian-oriented area.

The PO/RM zoning designation is currently used as a natural transition zoning designation from low intensity residential to a mix of office and residential throughout the City. Existing locations where this is currently in place include: Harrison Avenue, West Bay Drive, Black Lake Boulevard, Cooper Point Road, South Capital Neighborhood, and Eastside Street.

A rezone to PO/RM would be complimentary to with the uses to Briggs Village and would provide the appropriate zoning as a transition from residential to a higher intensity land use.

An increase in zoning to PO/RM is also supported by the existing infrastructure and public services. Yelm Hwy. and Henderson Boulevard are built to a road standard of an Arterial and Major Collector respectively, which currently accommodates approximately 20,000 (+) vehicles

per day with peak hour of 1,8700 vehicles. The existing traffic counts and road standards support the increase in zoning classification. Additionally, public utilities such as water, sewer, power, and gas are available to serve the site.

In summary, a Comprehensive Plan Amendment and a Rezone from R 4-8 to PO/RM is a transition zoning designation that is supported by the Olympia Municipal Code, is complimentary to the existing land uses at the intersection, promotes residential and commercial growth in the City, and is supported by the existing infrastructure and public services.

TSUKI NURSERY ANNEXATION
Legal Description of Comprehensive Plan/Rezone

Yelm-Henderson Annexation Area, situated in the Northeast Quarter of the Southwest Quarter of Section 36, Township 18 North, Range 2 West, Willamette Meridian, Thurston County, Washington, said Annexation Areas is contained and bounded within the following described area:

BEGINNING at the intersection of the North line of said Northeast Quarter of the Southwest Quarter and the extended Easterly right-of-way of Henderson Boulevard SE;

Thence Easterly along the North line of said Northeast Quarter of the Southwest Quarter to a point, of intersection with the extended Westerly boundary of Orvas Plat, as recorded in Volume 21, at page7, Thurston County records;

Thence Southerly and tracing said Westerly boundary of Orvas Plat to the Northern boundary of Arlington Estates Plat, as recorded in Volume 25, at page 12. Thurston County records;

Thence Southerly and tracing Westerly boundary of said Arlington Estates Plat to the Northern boundary of Henderson Ridge Plat, as recorded under Auditor's File Number (AFN) 3716542, Thurston County records;

Thence Westerly along the Northern boundary of said Henderson Ridge Plat to the Eastern boundary of Shepherd's Grove Plat, as recorded under AFN 4271595, Thurston County records;

Thence Northerly along the Eastern boundary of said Shepherd's Grove Plat to the Southerly line of that parcel of land described a Warranty Deed recorded under AFN 3354086, Thurston County records;

Thence tracing said Warranty Deed, Easterly, Northerly and Westerly to a point of intersection with the Easterly right-of-way of Henderson Boulevard SE;

Thence Northerly along said right-of-way extended to the **POINT OF BEGINNING**

TSUKI NURSERY
Comprehensive Plan/Zoning Map Amendment
Property Owners List

Parcel #1

Owner:	Hong, Trong & Rani
Site Address:	1705 Yelm Hwy SE, Olympia, WA 98501
TPN:	128363100300

Parcel #2

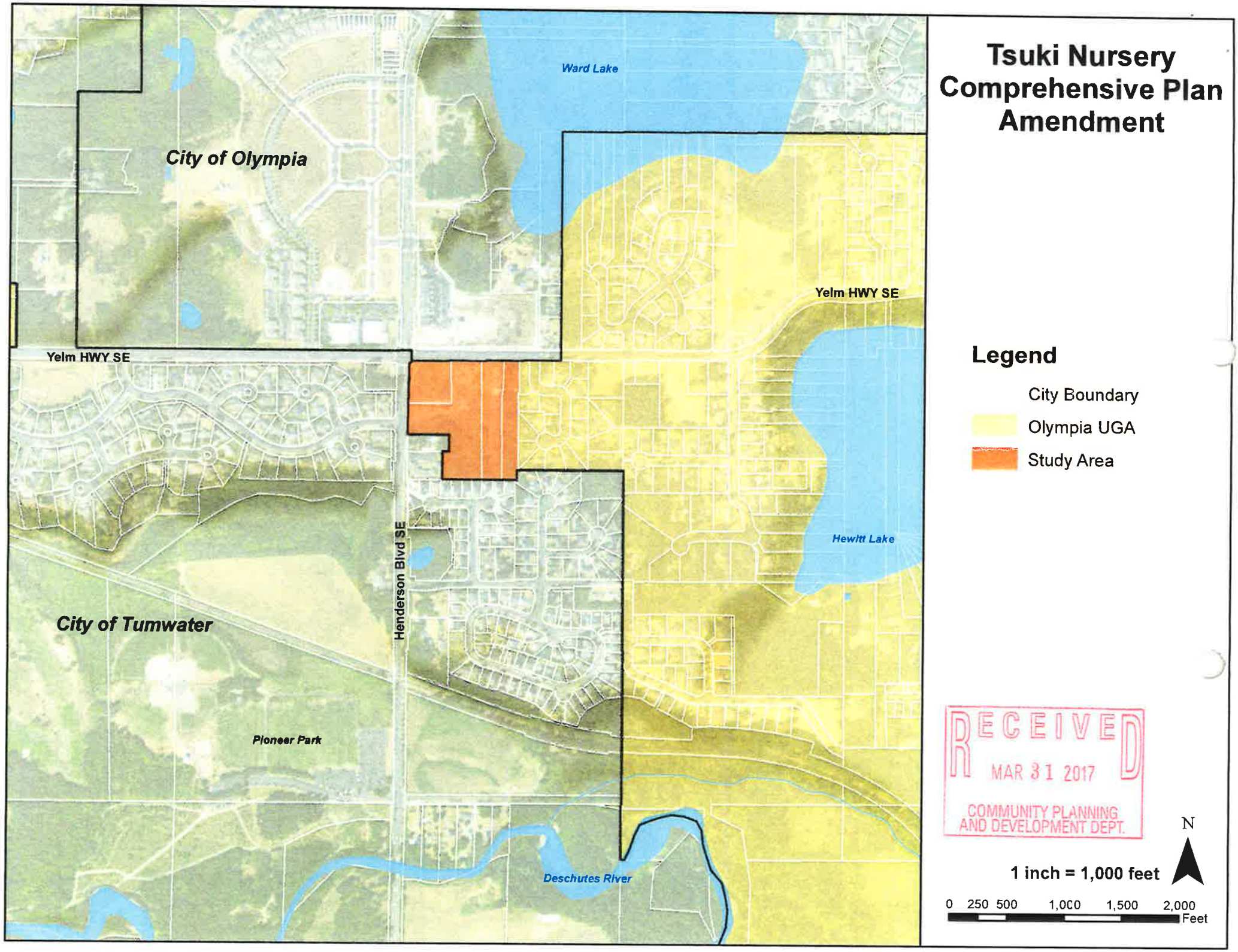
Owner:	Prandi, Robert & Marnie
Site Address:	1707 Yelm Hwy SE, Olympia, WA 98501
TPN:	12836310400

Parcel #3

Owner:	Hulbert, Phillip W. & M Therese
Site Address:	1611 Yelm Hwy SE, Olympia, WA 98501
TPN:	12836310500

Parcel #4

Owner:	Hulbert, Phillip W. & M Therese
Site Address:	4920 Henderson Blvd. SW, Olympia, WA 98501
TPN:	12836310600


Tsuki Nursery
Comprehensive Plan
Amendment
Ward Lake
City of Olympia
Yelm HWY SE
Yelm HWY SE
Legend
City Boundary
Olympia UGA
Study Area
Hewitt Lake
Henderson Blvd SE
City of Tumwater
Pioneer Park
Deschutes River
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N
1 inch = 1,000 feet
0 250 500 1,000 1,500 2,000
Feet

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional 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:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable: Tsuki Nursery Comprehensive Plan Amendment

2. Name of applicant: Tom Shrader, RE/MAX Parkside Affiliates

3. Address and phone number of applicant and contact person:

300 Deschutes Way, SW, Olympia, WA 98501, (360) 480-9387

4. Date checklist prepared: March, 2017

5. Agency requesting checklist:

City of Olympia

6. Proposed timing or schedule (including phasing, if applicable):

2017

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes. Once the amendment is approved, there is a potential of the property to be developed in accordance with the applicable zoning designation.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

There is no environmental information prepared as part of this checklist. There will not be any preparation of environmental information for this proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no pending application for governmental approvals affecting this property.

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Olympia: Comprehensive Plan Amendment and Comprehensive Plan Text Amendment.

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.)

It is a proposal to amend the comprehensive plan map and the zoning map to change the zoning of the subject properties from Residential (R 4-8) to Offce/Residential (PO/RM).

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.

This project is a comprehensive plan amendment and a zoning map amendment for the properties of 1611 Yelm Hwy, 1705 Yelm Hwy, 1707 Yelm Hwy, and 4920 Henderson Blvd. Section 36 Township 18 Range 2W. The site is the old Tsuki Nursery located at the southeast corner of the intersection of Yelm Hwy. and Henderson Blvd.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

The site is approximately 7.4 acres in size and consist of four separate parcels. The site is flat and has approximately 3 structures located on the property. There are some trees located on the property in the south and east portions of the site.

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

b. What is the steepest slope on the site (approximate percent slope)?

Less than 3%

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.

Indianola loamy sand.

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

No

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.

This is a Comprehensive Plan Map/Zoning Map amendment. No fill or excavation is proposed.

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

No, there is no construction proposed as part of this checklist.

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

There is no construction proposed as part of this checklist. The existing structures and impervious surface area will remain on site. A new SEPA Checklist will be prepared for any future project at that time.

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

There are no measure to reduce or control erosion or other impacts. There is no construction proposed as part of this checklist.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No emissions would result from this proposal. Construciton is not proposed as part of this checklist.

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

No

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

There are no measures proposed to reduce or control emission. There is no construciton proposed.

3. **Water**

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are not surface water bodies, seasonal streams, salwater, lakes, ponds, or wetlands on the site.

Hewitt Lake is located approximately 2,200 feet from the subject site. Ward Lake is located approximately 1,000 feet from the subject 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.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

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

No

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

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None. Construction is not proposed.

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.

Water runoff will remain as existing. Constrction is not proposed.

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

No. Existing site conditions will remain. Construction is not proposed.

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

No. Construction is not proposed.

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

None. Construction is not proposed. Existing site conditions will remain.

4. **Plants**

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

__X__deciduous tree: alder, maple, aspen, other
__X__evergreen tree: fir, cedar, pine, other
_X___shrubs
__X__grass
__X__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?

None

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

None

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

Exsiting site conditions will remain. Construction is not proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

Blackberry

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Crows, Songbirds, Deer

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

None

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

Pacific Flyway Mitigation Route

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

None. No construction is proposed

e. List any invasive animal species known to be on or near the site.

None

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.

None. No construction is proposed.

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

No.

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:

None. No construction is proposed.

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.

No

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

There is no known contamination at the site.

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.

There are no known hazardous materials that might affect a future project development.

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.

This is a Comprehensive Plan amendement and a Rezone request. Future development will be subject to environmental review at that time.

4) Describe special emergency services that might be required.

This is a Comprehensive Plan amendement and a Rezone request. Future development will be subject to environmental review at that time.

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

This is a Comprehensive Plan amendement and a Rezone request. Future development will be subject to environmental review at that time.

b. Noise

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

Types of noise in the area include vehicle traffic, and commercial and residential neighborhood noises. These noises will no affect this proposal.

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.

None. No construction is proposed.

3) Proposed measures to reduce or control noise impacts, if any:

None. No construction is proposed.

8. **Land and Shoreline Use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site consists of four properties. The properties were host to the old Tsuki Nursery. Additionally, residential housing is on the site with associated outbuildings.

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?

No. The site was previously a commercial nursery.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No. Construction is no proposed.

c. Describe any structures on the site.

There are two single family homes, on mobile home, a greenhouse, and assessor structures associated with both the homes and the greenhouse.

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

No construction is proposed.

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

Residential (R 4-8)

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

Residential (R 4-8)

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

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

This is not a construction project.

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

This is not a construction project.

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

None. This is not a construction project

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

This is not a construction project

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None. This is not a construction project

9. **Housing**

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

None. This is not a construction project

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

None. This is not a construction project

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

None. This is not a construction project

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?

None. This is not a construction project

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

None. This is not a construction project

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

None. This is not a construction project

11. **Light and Glare**

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

None. This is not a construction project

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

No. This is not a construction project.

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

None. This is not a construction project

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

None. This is not a construction project

12. **Recreation**

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

Pioneer Park to the south on Henderson Boulevard. Watershed Park to the north on Henderson Boulevard. Kettle View Park located north west in Briggs Village

b. Would the proposed project displace any existing recreational uses? If so, describe.

No. This is not a construction project

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None. This is not a construction project

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None.

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.

WISAARD data search – No results found.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None. This is not a construction project

14. **Transportation**

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

The site is located at the southeast corner of Yelm Hwy and Henderson Boulevard. The properties combined have one driveway off of Henderson Boulevard and four driveways off of Yelm Hwy.

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?

Yes. There is an Intercity Transit stop one the frontage along Yelm Hwy.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None. This is not a construction project.

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).

Unknown. A development proposal has not been design nor have any permits been applied for.

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

No. Any future proposal will likely not use 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?

Unknown. This is a Comprehensive Plan amendement and a Rezone request.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

None. Construction is not proposed.

15. **Public Services**

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

No. Construction is not proposed.

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

None.

16. **Utilities**

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

c. 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.

None. Construction is not proposed.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Thomas C Schrader

Position and Agency/Organization RE/MAX PARKSIDE AFF.

Date Submitted: 3/31/2017

D. supplemental sheet for nonproject actions

(**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?

As a result of the Comprehensive Plan Map/Zoning Map Change, it is possible that an increase in stormwater,noise, and emissions during construction could take place.

Proposed measures to avoid or reduce such increases are:

If the property develops, compliance with the City of Olympia's stormwater manual will be required. Additionally, compliance with Department of Ecology, ORCAA, Ecology, and Olympia construction requirements.

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

If the property develops some trees and plants may be removed. However, landscaping as required by the City of Olympia will be installed.

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

A landscaping plan in compliance with the City of Olympia would be submitted at the time of land use review to address these issues.

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

A future proposal would likely not deplete energy or natural resources.

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

None at this time.

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?

There are no environmentally sensitive areas (wetlands, steams, lakes, steep slopes, and flood zones) within 1000 feet or more from these properties. Any future proposal would likely not affect environmentally sensitive areas.

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

None.

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?

Any proposal would not affect land or shoreline use.

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

None.

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

Any proposal for development would be consistent with the PO/RM zoning classification. An increase in vehicle traffic would likely occur. Additionally, public utility services such as sewer and water would be necessary for development.

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

Mitigation fees will be required for any development proposed. Additjonally, construction for extensions of utilities will be at the expense of the developer.

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

   There does not appear to by any conflicts with local, state, or federal laws for the protection of the environment.