

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 [\[HELP\]](#)

1. Name of proposed project, if applicable:

The Village at Cain Road

2. Name of applicant:

Evergreen Heights, LLC

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

Rob Rice, 1868 State Avenue NE, Olympia WA 98506

4. Date checklist prepared:

March 21, 2019

Revised May 7, 2019

5. Agency requesting checklist:

City of Olympia

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

Demolition, clearing and grading will begin approximately Fall of 2019. Construction activities are anticipated to last through the Summer of 2020 with final site stabilization in Fall of 2020.

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

No future activities are known to be connect to this proposal.

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

Geologic Report by Insight Geologic Inc. dated 04/16/18

Groundwater Report by Insight Geologic Inc. dated 07/19/18

Level V Soil & Vegetation Plan by Professional Forestry Services Inc. dated 07/23/18

Wetland Summary by EnviroVector dated 07/17/18

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.

No approvals or proposals are known at this time.

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

Preliminary Plat, Construction Permits, Final Plat

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. 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.)

The proposal is to subdivide a 5.01-acre parcel into 24 single-family residential lots with associated roadway, private and public utilities and stormwater facilities. Construction activities will include demolition of existing structures, land clearing and grading. Average lot area is 4,772 sf, minimum lot area is 4,000 sf. 1.39 acres will remain as open space. 0.39 acres will remain as a Soil and Vegetation Protection Area. The proposal includes approximately 435 lineal feet of public roadway and 167 lineal feet of private roadway. Approximately 450 lineal feet of 8 inch water main and 8 inch gravity sewer will be constructed.

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.

Site Address: 2017 22nd Ave. SE, Olympia, WA 98501

Closest Intersection: 22nd Avenue and Cain Road, Olympia

Section 24 Township 18 Range 2 West Willamette Meridian

Tax Parcel #00940068005

Legal Description: THE NORTH 756 FEET OF THE WILSON DONATION CLAIM NO. 45, IN SECTION 24, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., EXCEPT THE NORTH 150 FEET OF THE EAST 360 FEET. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF OLYMPIA BY DEEP RECORDED APRIL 30, 1998 UNDER AUDITOR'S FILE NO. 3150761. ALSO EXCEPTING 22ND AVENUE ALONG THE NORTH BOUNDARY. IN THURSTON COUNTY, WASHINGTON.

Lat/Long to parcel center: 47.028565, 122.872716

B. Environmental Elements [\[HELP\]](#)

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

a. General description of the site:

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

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

Approximately 5%

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.

Soils onsite are Yelm fine sandy loam. Soil profiles is characterized as follows: Forest duff (1'), brown silt with varying quantities of fine sand (ML, 1.5' to 8'), brown silty fine to medium sand (SM, 1.5' to 8'). Interbedded sands and silts (SP, ML, 17' to 25'). Source: Insight Geologic Geotechnical report dated April 16, 2018.

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

No history of soil instability was observed in the immediate vicinity per site visits by the engineer. No signs of soil instability were observed by the Geotech per the Insight Geologic, Inc. report dated April 16th 2018.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 8500 cubic yards of existing material will be cut for the purpose of the construction a stormwater retention pond and will be redistributed across the project area as to provide a balance site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion can occur during clearing, mass grading and construction of the proposed improvements.

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

Approximately 46% of the site will be impervious surface (roadway, sidewalk, roofs and driveways).

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: An erosion control and demolition plan and Construction Stormwater Pollution Prevention Plan (CSWPPP) will be prepared to the City of Olympia and Department of Ecology standards. Specific measures include: marking clearing limits, preserving natural vegetation, installation of a stabilized construction entrance/exit, installation of tree protection fencing, installation of catch basin inlet sediment protection devices and the use of the proposed stormwater pond as a temporary sediment pond/trap.

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.

Emissions from typical construction equipment and dust during construction; emissions from vehicles after the project has been completed. Quantities are unknown.

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

Properties within 500 feet of the project area include residential subdivisions, a park, and two churches. Potential odors are assumed to be normal residential odors (cooking and vehicular). No air quality permits or registered businesses are located onsite within the vicinity per the Olympic Region Clean Air Agency (ORCAA).

c. Proposed measures to reduce or control emissions or other impacts to air, if any: Dust control of areas subject to surface and air movement of dust where on-site and off-site impacts may occur. Plastic covering or temporary seeding of exposed soils for periods of more than 30 days. A construction SWPPP will be developed and implemented prior to clearing and grading and will be implemented and updated during construction.

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

a. Surface Water: [\[help\]](#)

- 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.

No.

- 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.

No

- 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. See FEMA Panel No. 53067C0188F with an effective date of 9-22-2016.

- 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 discharge to surface waters are proposed.

b. Ground Water: [\[help\]](#)

- 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 groundwater will be withdrawn. Water will be supplied by the City of Olympia water system.

- 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.

No waste material will be discharged into the ground.

c. Water runoff (including stormwater):

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.

In the undeveloped condition, stormwater from McGrath Woods Park combines with stormwater within the project area and drains to an existing depression onsite. In the undeveloped condition stormwater runoff from Cain Road and 22nd Avenue is collected at a catch basin located at the southeast corner of the intersection of the two roads and is conveyed to the west.

The project proposes the construction of a combined wet pond and retention pond located in the same approximate location as the existing depression. Stormwater will enter the wet pond for treatment and then the retention pond for infiltration into the ground. Onsite runoff from the proposed project includes runoff from the proposed roadway, driveways, sidewalks, roofs, and lawn/landscape areas. This runoff will sheet flow towards the proposed roadway where the runoff will be caught in catch basins and conveyed to the wet pond via piping.

Stormwater from the east half of Cain Road, starting at McGrath Woods Park and ending near the intersection with 22nd Avenue will be caught via catch basins and conveyed to the wetpond via piping. Stormwater from 22nd Avenue down to the intersection with Cain Road will continue to be caught and conveyed to the west, draining to the existing catch basin located at the southeast corner of the intersection.

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

No waste materials are anticipated to enter the ground or surfaces waters. The stormwater pond is designed to meet enhanced treatment requirements for the removal metals and other particulates before discharging stormwater. Treatment will be provided by the proposed wet pond and infiltration will be completed in the retention pond. A pollution source control plan will be part of a stormwater maintenance agreement on the title of each lot. This plan will outline the Best Management Practices to help reduce the potential for common residential waste materials.

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

No. Existing drainage patterns will be maintained. Current runoff collects at a closed depression onsite and infiltrates to the ground. The project proposes a combination wet pond and retention located within the same vicinity of the depression that will collect treat and infiltrate onsite. The combination wet pond / retention pond will replace the existing depression but will

maintain drainage patterns.

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

All runoff that currently discharges to the closed depression will be caught and conveyed to a combination wet pond/retention pond for treatment and infiltration onsite.

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

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

- ☒ 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?

The site is 5.01 acres of primarily undeveloped forest. The proposal is to clear and mass grade the site. The project will retain 0.39 acres of Soil and Vegetation Protection area which will retain native trees. Per the Soil and Vegetation Plan by Professional Forestry Service, Inc., the project will retain 138 tree units. Trees retained include; Red Cedar, Big Leaf Maple, Douglas Fir and Red Alder. Per the Wetland Summary report by EnviroVector dated 01/17/18 onsite vegetation includes the forementioned trees and Hemlock, Oregon Grape, English Ivy, and Sword Fern.

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

None known.

Per the Wetland Summary report by EnviroVector dated 1/26/18, no Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) exist onsite or within the 300 feet of the subjects property.

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

Landscaping will be placed within the planter strip along the proposed roadway and around the proposed stormwater pond. Vegetation to be planted include; Dogwood, Maple,

Crabapple and Cedar and shrubbery. Native trees and vegetation to be retained will be protected by tree protection fencing throughout the construction project.

The combination wet pond/retention pond will be seeded with a wet pond mix of grass seed that is tolerate to moisture. Trees and shrubbery will be placed around the top of the combination wet pond / retention pond.

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

Based on visual site observations, no noxious weeds or invasive species are known to be on or near the 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.

Examples include:

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

Also, according to the City, a neighbor believes hawks and owls have been observed on site.

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

Per the Wetland Summary report by EnviroVector dated 01/17/18, no Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) exist onsite or within the 300 feet of the subjects property.

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

No. Washington State is part of the Pacific Flyway, a US Fish & Wildlife administrative district extending from the Rocky Mountains to the Pacific Ocean. This administrative district includes the biological migration routes of birds within these states. Records were searched on U.S. Fish and Wildlife, Washington State Fish and Wildlife, The Pacific Flyway Council and the Audubon society to determine if any migratory routes were in the vicinity of the proposed project. No records were found that indicated the site is within a migratory route.

AGENCY COMMENT:
Olympia is within the Pacific Highway migratory routes.

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

The project proposes to retain portions of the project area as protected vegetation area which will allow for wildlife habitat. Stormwater runoff will be treated to enhanced treatment requirements before entering the groundwater provide clean water recharge to the aquifer.

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

Based on visual observation, no invasive species are known to be on or near the site.

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.

Gasoline and diesel fuel will be used for construction equipment and vehicular traffic. Electricity and/or natural gas will be used for heating and general electrical needs. Homeowner's may elect to have alternative energy sources installed in the future. Homes will be constructed to the current building and energy codes.

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

The reduction of the existing forest canopy will likely increase the solar energy potential of adjacent properties by reducing the amount of shade that is currently in place.

- 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:

The proposed home construction will meet the General Requirements of Chapter 3 of the Washington State Energy Code, Residential Provisions. No specific energy conservation features are proposed.

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.

There is a potential for exposure to toxic chemicals during the construction process such as; painting, insulation, concrete mixing and other standard construction materials. Hazardous material post-construction will be restricted to: bleach, gasoline, oil, chemical cleaners and other standard residential substances.

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

The site is primarily undeveloped forest. There is no evidence of past or present contamination.

- 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.

Underground utilities including, sewer, water and gas existing within the right of way along 22nd Avenue and Cain Road. Service lines most likely extend from the mainline on 22nd Avenue to the single existing home on the property. Based on utility locates no other hazardous conditions are known to exist onsite.

- 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.

Hazardous chemicals such as paint, oil, gasoline, concrete mixing and other standard construction items will be present during the construction phase. Hazardous chemicals such as bleach, paint, oil and gas and other toxic residential materials will be present post construction.

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

Small spills such as fuel and oil will be handled onsite using best management practices listed in the construction SWPPP. In the event of a large fire, spill, release to air and groundwater contamination may require special emergency services. Fires, spills and releases of hazardous materials should be reported immediately to emergency services via 911. Large spills should be contained onsite and reported to the spill hotline at 1-800-SPILL-911. Large spills and any releases of hazardous materials should be reported to: the spill hotline at 1-800-SPILL-911, and the National Response Center at 1-800-424-8802.

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

All hazardous materials should be handled per the manufacturer recommendations. Cleaning and collection of hazardous materials during construction will be completed per the directions of the best management practices listed in the construction SWPPP. Cleaning and collection of hazardous materials during occupancy should be completed per the directions of the pollution source control plan. Collection of hazardous materials will be completed in approved containers. Disposal of all hazardous materials should be completed at a state certificate hazardous material collection site.

b. Noise

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

Onsite noise will be primarily vehicular from the adjacent Cain Road and 22nd Avenue and residential noise from the Old Orchard subdivision. Noise from vehicles and regions activities will be generated during worship hours from the two churches within the vicinity.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise will be generated from construction activities. Noise sources include chainsaws, vehicles, heavy equipment, sawing, hammering and other typical construction activities. Long-term noise will be those typical of a residential subdivision.

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

Proposed measures include the retention of natural vegetative areas and installation of landscaping and screening. Construction activities will be restricted to daylight hours.

AGENCY COMMENT:
Construction activity detectable beyond the site boundaries will be restricted to the hours between 7:00 a.m. and 6:00 p.m. OMC 18.40.080.

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.

The property has a single family residence and is primarily undeveloped forest. The properties in the surrounding area are subdivisions, schools and religious facilities. The project will have minimal affect on the surrounding land uses. The property is a 24-lot plat, increased vehicular traffic will be minimal.

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?

The project area has not been used as working farmlands or working forest lands. No evidence of recent tree cutting activities is located onsite.

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 working farmland or forest land is located in the immediate vicinity of the project area.

c. Describe any structures on the site.

A single family residence exists on the property.

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

The existing single family residence will be removed.

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

Current zoning for the property is R-6-12.

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

The current comprehensive plan designation for the site is Low Density Neighborhood.

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

Not Applicable

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

No critical areas have been identified by the city or county per Thurston County Geodata.

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

Using the occupancy rate of 2.8 persons per single family residence, the project will have 68 residents in the subdivision. (2.8×24 single family homes = $67.2 = 67$ residents)

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

Using the occupancy rate of 2.8 persons per single family residence, the project will displace 3 residents. (2.8×1 single family home = $2.8 = 3$ residents)

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

No measures are proposed to reduce displacement.

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

The project will be completed to the City of Olympia standards. The project will retain 0.40 acres of native vegetation and 0.11 acres of open space. The project will follow the required building setbacks of 20 feet in the front, 5 feet on the side, 10 feet on the side for flanking street and 20' setbacks on the rear.

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

No forest or agricultural lands are within the project vicinity.

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

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

The project will construction 24 upper middle income housing.

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

A single lower middle income home will be removed.

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

The project will be completed to the City of Olympia standards. The project is zoned with 6 to 12 units per acres, the project proposes 6.36 unit per acres.

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?

The maximum building height will be 35. Exterior building materials may be fiber cement, vinyl or other appropriate siding materials. Roofs will be asphalt shingles. Homes will have approximately 8 windows per house.

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

The existing forested condition will be removed and replaced with a subdivision. Neighboring homes will lose forested views.

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

0.39 acres of native vegetation will be retained. 1.39 acres of open space will be remaining. Homes will be constructed within the required setbacks. Landscaping will be provided in planter strips per City of Olympia standards.

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

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

The proposal will produce street lighting, home lighting and vehicular lighting primarily from dusk until dawn.

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

The proposal will not produce lighting that is a safety hazard or interfere with views. Street lighting will be shielded to face down to the roadway with the required distribution pattern. Vehicle lighting and home lighting will produce lighting that is congruent with the lighting generated from the surrounded homes and subdivisions.

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

The largest existing light sources in the vicinity of the proposal are from the two churches within the project vicinity and the existing street lights. These lights are not anticipated to affect the proposed project.

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

Street lights will be shielded and directed to the street surface per City of Olympia standards.

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

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

According to the City, neighbors indicated they have unauthorized use of site for dog walking. McGrath Woods Park is located adjacent to the southern property line of the project area. Harry Fains's Legion Park is located approximately 0.5 miles west of the project area.

b. Would the proposed project displace any existing recreational uses? If so, describe.
The project will not displace any existing recreation uses.

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

The project proposes a pedestrian foot path to connect to McGrath Woods Park to the south. Native vegetation will be retained along the south property line, providing a natural buffer to the park to the south. Payment of City of Olympia Park Impact Fees will be paid for Park Mitigation.

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.

A search of the Washington Information System for Architectural & Archaeological Records Data (WISAARD) revealed one residence built in the early 20th century. This home, the Franey/Anest Residence, has been determined to be not-eligible for preservation 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.

No evidence of Indian or historic use occupation is evident onsite. The predictive model from WISAARD places the site in a Moderately Low Risk category for Archaeological Resources.

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.

The WISAARD webmap provide online was reviewed as well as Thurston County Geodata.

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.

No measures are proposed for the project.

AGENCY COMMENT: As a condition of preliminary plat approval, the applicant shall provide the Department with a signed Inadvertent Discover Plan (IDP), and ensure that a signed copy is maintained at the building site for the duration of the project.

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.

The project area is served by 22nd Avenue and Cain Road, with access to the site off of Cain Road. 22nd Avenue runs east to west across the north side of the project area. 22nd Avenue transitions to Eastside Street in the west and ends at Boulevard Road in the east. Eastside Street runs north to downtown Olympia and intersects with primary arterial 4th Avenue. Boulevard Road runs north to south and intersects with the primary arterial Pacific Avenue in the north and Yelm Highway in the South. Cain Road begins at 22nd Avenue in the north and transitions to Log Cabin Road in the south before ending at Boulevard Road.

The site is near I-5. Primary access from I-5 would be to exit onto Pacific Avenue then onto Boulevard Road and then to 22nd Avenue then to Cain Road. Secondary access from I-5 would be to exit from I-5 onto Pacific Avenue, then to Fones Road, to 18 Avenue, to Boulevard Road then to 22nd Avenue and Cain Road. Access from Yelm Highway in the south would be north along Boulevard Road.

- 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?

The site is currently served by public transit. Two stops are located near the site, both along 22nd Avenue. One is at Nut Tree Loop and the other near the intersection with Cain Road.

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

Parking will be provided for each residential home to be built. No additional parking is proposed.

- 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).

The project proposes the construction off approximately 450 feet of public roadway with associated planter and sidewalk ending in a cul-de-sac. The project will include approximately 12 feet of widening along Cain Road. The project will include a dedication and the installation of a planter strip and sidewalk along Cain Road 22nd Avenue. Stormwater and lighting facilities will be included in the new road construction.

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

The project is not in the 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?

The average number of trips per day is 230 vehicle trips per day. Peak hours would be between 7am to 9 am (18 trips per hour) and 4pm to 6pm (24 trips per hour) during normal commuting hours. Vehicles would be standard personal vehicles. Truck traffic would be assumed to be less than 10% of the total volume. The Institute of Transportation Engineers' *Trip Generation*, 7th Edition was used to estimate vehicle trips.

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 agricultural or forest products are moved routinely within the project area.

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

The project includes the widening of Cain Road. The project proposes the installation of a bike lane and a left and right turn only lane as part of the widening. The project proposes the installation of crosswalks, including ramps and striping, on the proposed roadway. The project proposes a crosswalk across Cain Road at the intersection with the proposed roadway. The project will widen the crosswalk at the intersection of 22nd and Cain as part of the roadway widening.

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.
The proposal would include approximately 68 new residents which will require additional fire, police, EMS and school services.

b. Proposed measures to reduce or control direct impacts on public services, if any.
Impact fees for Schools, Parks, and Transportation will be collected on each new single family home.

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

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

d. 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.

Construction activities will coordinate with the following public and private utilities:
City of Olympia water and sanitary sewer; Comcast and CenturyLink communications, City of Olympia refuse and recycling; Puget Sound Energy electricity and natural gas.

Construction activities will include the connection to the existing water and sewer lines located on Cain Road. The water and sewer lines will connect on Cain Road and will add new mains to following the proposed new roadway. These lines will provide service connections to the proposed homes. A new power distribution line will be installed by Puget Sound Energy and will extend power to the proposed homes. A street light distribution circuit will be installed and will be serviced by Puget Sound Energy.

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: _____

Name of signee: **Jeff Pantier, PLS**

Position and Agency/Organization: **Hatton Godat Pantier**

Date Submitted: **May 8, 2019**

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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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