



ENVIRONMENTAL CHECKLIST (SEPA) COVER FORM

OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date Received _____
 Received By _____ Project Planner: _____ Related Cases: _____

All required submittal materials, reports, plans, documents and applications shall be provided in electronic format (memory stick, USB drive, etc.).

Agency application to be attached to this:

State Environmental Policy Act- Environmental Checklist

For electronic versions, go to: <http://www.ecy.wa.gov/programs/sea/sepa/forms.htm>

Applicant: Fourth Street Housing, LLC **Phone:** 360-239-5971

Mailing Address: 324 West Bay Drive Ste 102 City: Olympia St : WA Zip: 98502

Email Address: glennwellsarchitect@gmail.com

Project Name: 414 and 422 Stoll Road Rezone Tax Parcel No.: 4170-07-00000 & 4170-06-00100

Project Address: 414 and 422 Stoll Road, Olympia, WA 98506

Section/Township/Range: Section 18, Township 18 North, Range 1 West, WM **Total Acres:** .96 Acres

Zoning: MHP **Shoreline Designation:** NA **Water Body (if any):** None

Initial Permit Type(s): rezone

REQUIRED CHECKLIST ATTACHMENTS

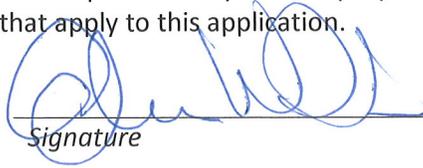
- Title company-certified list of adjacent property owners within 300 feet.
- All fees, including supplemental review fees.
- Reproducible site plans and vicinity map (11"x17" or smaller).
- Five copies of all supplemental reports.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

GLENN WELLS

Print Name



Signature

1-6-20

Date

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



Keith Stahley, Director,
Community Planning and Development

12/1/2016

Date

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: *Stoll Road Rezone*
2. Name of applicant: *Fourth Street Housing, LLC*
3. Address and phone number of applicant and contact person: *Glenn Wells, 360-352-4553*

4. Date checklist prepared: *9-25-19 Revised: 1/4/20*
5. Agency requesting checklist: *City of Olympia*
6. Proposed timing or schedule (including phasing, if applicable): *Rezone timeframe: 9 months. If approved, land use application 9-1-20.*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *Yes, if the rezone is approved a multifamily project would be designed for 422 Stoll Road, which would also include parking stalls for the Bailey's Inn Phase II project located across the street to the west. There are no future plans at this time for 414 Stoll Road.*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *None for the rezone application*
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. *Yes, it is the applicant's intent to link 422 Stoll road to the Bailey's Inn Phase II project.*
10. List any government approvals or permits that will be needed for your proposal, if known. *Rezone and SEPA threshold determination.*
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.) *Rezone the property from Manufactured Housing Park (MHP) to High Density Corridor -4 (HCD-4). The reason for this request is to allow multifamily development on the site which the current zoning does not allow.*
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. *The 414 and 422 Stoll Road sites are located on the east side of Stoll Road approximately one block from Martin Way.*

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

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

- a. General description of the site: *414 Stoll Road has a single family house with a small prefab shed, a carport, back yard lawn and a smaller grass yard with shrubs in the front yard. The 422 Stoll Road property is vacant with a paved driveway and gravel parking area. Both parcels are generally flat.*

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

- b. What is the steepest slope on the site (approximate percent slope)? 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. *Grey fine to coarse gravel with fine to coarse sand medium dense is the soil type across the street. The geotech report will be submitted at the time of land use application.*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *On the geotech's site visit, there appear to be no indications of unstable soils on either 414 or 422 Stoll Road. A geotechnical report will be prepared for the land use application*
- 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. *Extent of cut and fill quantities will be determined at time of land use application.*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *Impacts regarding erosion associated with future development will be assessed with the land use application.*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *Site coverage will be determined at the time of land use application.*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: *Erosion control measures will be addressed at the time of land use application.*

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. *The air emmissions will be assessed at the time of land use application.*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *No, this will be evaluated at land use application.*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: *None at this time.*

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.

Agency Comment: Yes, the Woodland/Woodard Creek drainage basin, which includes Woodland Creek and its associated freshwater wetland which drains to Henderson Inlet are located approximately 425 feet to the west 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. *No, Woodard Creek and associated wetlands are located approximately 425 feet to the west.*

- 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, the floodplain is located approximately four feet below the finished floor of Merritt Manor which is significantly below the elevations of 414 and 422 Stoll Road.*

Agency Comment: FEMA FIRM Panel #53067C0186E dated 10/16/2012 does not depict the site within a 100 year floodplain.

- 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, this will be addressed at the time of land use application.*

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. *None proposed at this time. Future development proposals will use City of Olympia water.*

- 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 change is proposed at this time. The existing single family home at 414 Stoll Road currently is served by a septic tank. This will remain until the Owner of this property redevelop or are compelled to do so because of system failure or other reasons. The property at 422 Stoll Road is vacant. Future development will require sewer hookup to City of Olympia.*

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. *The impact of water runoff from future development will be addressed at the land use application.*
- 2) Could waste materials enter ground or surface waters? If so, generally describe. *No, water runoff will be addressed at the time of land use application.*
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *No*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *None required for the rezone. Specific measures will be addressed at the time of land use application.*

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

- a. Check the types of vegetation found on the site: *There are no trees on the 422 site. The rest of the site is grassy areas with small areas of shrubs and invasive plants. There are a few small deciduous trees on the 414 Stoll Road site. The single family house has grass front and rear yards, with some decorative shrubs and trees in front.*

- 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? *None as part of the rezone.*

- c. List threatened and endangered species known to be on or near the site. *There were no indications of threatened or endangered plant life on the site visit by a qualified nurseryman. A detailed report will be submitted as part of the land use application.*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *None required as part of rezone. Specific measures will be addressed at time of land use application.*
- e. List all noxious weeds and invasive species known to be on or near the site. *There are no visible noxious weeds or invasive species on the 414 lot. The 422 parcel has a few blackberry bushes and a scattering of scotch broom. A more detailed report will be provided at land use application.*

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. *The 414 site doesn't appear to have any bird feeders or other encouraging measures to attract fauna. The back yard lawn is fenced on three sides, with no sign of moles or other underground species. The 422 parcel has a paved driveway and large gravel parking area. The rest of the site has a spattering of plant life, however it is so thin that it can be determined that there is no signifant fauna habitat on site. A more detailed report will be provided at land use application.*

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, however a more detailed report will be provided at land use application.*

Agency Comment: Priority species for the site listed on the WDFW PHS website are: Little Brown Bat, Big Brown Bat, and Yuma Myotis.

- c. Is the site part of a migration route? If so, explain. *Highly unlikely given the condition of the two properties, however a more detailed report will address this at land use application.*

Agency Comment: Olympia is located within the Pacific Flyway which extends from Mexico northward into Canada and Alaska.

- d. Proposed measures to preserve or enhance wildlife, if any: *The rezone will not affect the current condition of the properties, however the impact of future development will be addressed at land use application.*

- e. List any invasive animal species known to be on or near the site. *None observed.*

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. *Future development will use electric and gas for hot water heating. This will be addressed in more detail at land use and permitting stage.*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *No, impacts to solar energy will be studied during the land use application process.*
- 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 required at the rezone application. Specific measures will be addressed at land use application.*

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. *It is unlikely that a multifamily project would produce any significant environmental health hazards, however this will be addressed in more detail at the land use application.*
- 1) Describe any known or possible contamination at the site from present or past uses. *None known, however a complete phase I environmental report will be provided at land use application.*
Agency Comment: According to the Department of Ecology's contaminated site website (www.ecology.wa.gov/spills-cleanup), the site does not contain known contamination from past or present uses.
 - 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. *Not applicable at rezone, however will be addressed during land use application.*
 - 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. *Not applicable at rezone, however will be addressed during land use application.*
 - 4) Describe special emergency services that might be required. *Not applicable at rezone, however will be addressed during land use application.*
 - 5) Proposed measures to reduce or control environmental health hazards, if any: *None*

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *There are no significant off site noise issues with the site, however this will be addressed at land use application.*
- 1) 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 applicablce at rezone, however will be addressed during land use application.*
- 3) Proposed measures to reduce or control noise impacts, if any: *None*

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. *414 Stoll Road has a single family house and 422 Stoll Road is a vacant lot. Both parcels are currently zoned MHP. There are two single family houses to the south (also zoned MHP) and one across Stoll Road to the west zoned HDC-4. There is a two story office building to the north zoned HDC-4 and a manufactured home park to the east zoned MHP.*
Agency Comment: The proposed rezone from MHP to HDC-4 will allow a larger variety of commercial uses and increased residential density. Future development under the proposed zoning may affect current land uses nearby. Impacts related to specific development will be considered at the time of land use application.
- 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*
 - 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*
- c. Describe any structures on the site. *There is a single family house on 414 Stoll road. 422 is vacant.*
- d. Will any structures be demolished? If so, what? *None are proposed as part of this rezone. The applicant (author of this checklist) does not own the 414 Stoll Road parcel.*
- e. What is the current zoning classification of the site? *Both sites are zoned MHP.*
- f. What is the current comprehensive plan designation of the site? *Urban corridor with high 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*
- Agency Comment: Sources: City of Olympia critical area GIS information & WDFW PHS website.*
- i. Approximately how many people would reside or work in the completed project? *Not applicable to the rezone application, but will be addressed at the time of the land use application*
- j. Approximately how many people would the completed project displace? *Not applicable to the rezone application, but will be addressed at the time of the land use application*
- k. Proposed measures to avoid or reduce displacement impacts, if any: *None*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *The proposed rezone is consistent with the City's adopted Comprehensive Plan. The proposed HDC-4 zone is identified in OMC 18.59.055 as a compatible zone in the Urban Corridor Future Land Use Designation.*
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: *None*

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *No units are proposed as part of the rezone application. This will be addressed at land use application.*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *None*
- c. Proposed measures to reduce or control housing impacts, if any: *None as part of the rezone application.*

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? *None proposed at this time for the rezone.*

- b. What views in the immediate vicinity would be altered or obstructed? *None. This will be addressed at land use application.*

- b. Proposed measures to reduce or control aesthetic impacts, if any: *None at rezone application.*

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Not applicable to rezone application*

- b. Could light or glare from the finished project be a safety hazard or interfere with views? *Not applicable to rezone and will be addressed at land use application.*

- c. What existing off-site sources of light or glare may affect your proposal? *Not applicable to rezone.*

- d. Proposed measures to reduce or control light and glare impacts, if any: *None at this time.*

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? *Walking and bike riding at Chehalis Trail, which is approximately 700 yards away.*

- b. Would the proposed project displace any existing recreational uses? If so, describe. *The rezone will not affect existing recreational uses. Impacts will be addressed at land use application.*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *None at rezone.*

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. *414 Stoll Road has a single family house built in 1946, but it is not listed on 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. *Historical/cultural resources will be addressed at time of land use application*
- 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. *Historical/cultural resources will be addressed at time of land use application*
- 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 at rezone application.*

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. *Both 414 Stoll Road and 422 are accessed off of Stoll Road a block from Martin Way and several blocks from Lilly 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 on an intercity Transit route. The nearest bus stop is approximately ¼ mile from the site.*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *Not applicable and will be addressed at land use application.*
- 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). *Not applicable and will be addressed at land use application.*

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *Not applicable and will be addressed at land use application.*
- 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? *Not applicable and will be addressed at land use application.*
- 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. *Not applicable and will be addressed at land use application.*
- h. Proposed measures to reduce or control transportation impacts, if any: *None at rezone application*

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. *Not applicable and will be addressed at land use application.*
- b. Proposed measures to reduce or control direct impacts on public services, if any. *None at rezone application*

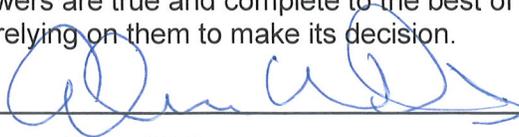
16. Utilities [\[help\]](#)

- 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 which might be needed. *None at rezone application*

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 Glenn Wells

Position and Agency/Organization Architect

Date Submitted: 1-6-20

REVISED

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?

The new zone would allow denser development. Where the MHP zone will be allowed 60% development, the HDC-4 would allow a maximum of 85% impervious surfaces. The emissions would increase also, based on increased residents and vehicles, but multifamily development wouldn't cause any increase in production, storage, or release of toxic or hazardous substances. Noise will increase based on the denser urban environment.

Agency Comment: The rezone will allow greater residential density and a wider variety of commercial uses than what is allowed in the MHP zone. This change may increase discharge to water, emissions to air and noise due to more intensive use. Specific impacts related to future development will be addressed at the time of land use application.

Proposed measures to avoid or reduce such increases are:

The City of Olympia storm water manual will require treatment and infiltration. EV infrastructure will be provided per the code for ease of adding charging stations for tenants that have plug-in vehicles. A secure, attractive barrier consisting of plants and fencing materials will help mitigate the parking noise of this facility to the manufactured homes to the east. A solid constructed facility with indoor tenant amenities and enforced tenant noise standards will help mitigate the extra noise caused by this more urban environment.

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

Future development will comply with the City's critical areas and tree preservation regulations.

Agency Comment: The proposed zone change would not have a direct effect on plants, animal fish or marine life.

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

None at rezone application. Future development will comply with City codes referenced above.

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

This will be addressed in the land use application.

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

None at rezone application. This will be addressed in the land use application.

Agency Comment: Compliance with energy code and other energy conservation measures will be identified at the time of project design.

Agency Comment: The rezone will not deplete energy or natural resources. However, energy and natural resources will be used during future construction (fuel, equipment, construction materials) and post construction (heating, cooking).

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 on-site environmentally sensitive areas on proposed rezone sites. A multifamily project on these parcels would not negatively affect these elements. This will be addressed in detail on the land use application.*

Agency Comment: Future development under the proposed zoning will comply with applicable development regulations.

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

None at rezone application. This will be addressed at the land use application.

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 HDC-4 zone allows a variety of uses, some of which may not be compatible with the surrounding neighborhood, however the two small parcels under consideration for rezone are not large enough to logistically work for many of these uses. It is the intent of this applicant to do a three-story multifamily project in scale with the permitted project across the street if the rezone is successful.*

Agency Comment: The HDC-4 zone has been deemed by OMC 18.59.055 to be consistent with the Urban Corridor land use designation on the future land use map and would allow uses that are consistent with the Comprehensive Plan.

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

None at rezone application. This will be addressed at land use application.

Agency Comment: No measures are needed for the rezone request, however future development will comply with applicable codes related to setbacks, building heights, vegetative screening, lighting and design compatibility.

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

The proposed rezone would allow uses and residential densities not supported by the current MHP zone. This increased density is consistent with the Urban Corridor Land Use designation on the Future Land Map for these two parcels.

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

It is the applicant's intent to construct the Bailey's Inn Phase II property at the same time as the 422 Stoll Road project. Since there is a developer's agreement with the City of Olympia on the Bailey's Inn II site to extend Stoll Road to Martin Way, this extension would create enough transportation capacity for this increased density. In addition, a new sewer line is being developed for the 501 Stoll Road Apartment project (currently under construction) that would service both the 422 and 414 Stoll Road properties. The water line is also required to be upgraded by the 501 Stoll Road project and would be accessible to the two properties under consideration for rezone.

Agency Comment: The proposed rezone will allow uses and residential densities that are not supported by the MHP zone. This will increase the demand for transportation, public services, and utilities. Future development will need to ensure that sufficient services are available prior to land use approval.

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

The proposed rezone district has been deemed in OMC 18.59.055 to be consistent with the Urban Corridor Land Use designation on the Future Land Map.



NOTICE OF PUBLIC HEARING
and
STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
(SEPA DNS)

Community Planning & Development
601 4th Avenue E. – PO Box 1967
Olympia WA 98501-1967
Phone: 360.753.8314
Fax: 360.753.8087
cpdinfo@ci.olympia.wa.us
www.olympiawa.gov

Date of Issue: January 15, 2020

Project Name: Stoll Road Rezone

Project Number: 19-4113

Location of Proposal: 414 & 422 Stoll Road SE

Description of Proposal: The proposal requests to rezone two parcels from Manufactured Housing Park (MHP) to High Density Corridor 4 (HDC-4).

Proponent: Fourth Street Housing LLC
PO Box 159
Arlington, WA. 98223

Representative: Glenn Wells

Lead Agency: City of Olympia

SEPA Official: Name: Nicole Floyd
Phone: 360.570.3768
E-Mail: nfloyd@ci.olympia.wa.us

Staff Contact: Name: Lydia Moorehead
Phone: 360.570.3746
E-Mail: lmoorehe@ci.olympia.wa.us

Date of Public Hearing: February 24, 2020

**Olympia Hearing Examiner
Public Hearing**

**6:30 p.m.
Monday, February 24, 2020**

**Olympia City Hall
601 4th Avenue E
Olympia, WA**

**Written comments must be
submitted at or prior to the
hearing.**

NOTICE OF PUBLIC HEARING

The City of Olympia Hearing Examiner will hold a public hearing on February 24, 2020 at 6:30 p.m. in the City Council Chambers, City Hall, 601 4th Avenue East, Olympia, Washington, to receive public comments prior to making a recommendation to the City Council regarding this proposal.

Anyone interested is invited to attend and present testimony regarding the above proposal. Written statements may be submitted to the City of Olympia Community Planning and Development Department, P.O. Box 1967, Olympia, WA 98507-1967. Written comments must be received at or prior to the public hearing. A copy of the staff's report to the Hearing Examiner will be available seven days before the hearing.

The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources. If you require special accommodations to attend and/or participate in the hearing, please contact Community Planning and Development by 10:00 a.m., 48 hours in advance of the meeting or earlier, if possible; phone: (360) 753-8314; e-mail: cpdinfo@ci.olympia.wa.us. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1(800) 833-6384.

State Environmental Policy Act (SEPA) Threshold Determination – Determination of Non-Significance (DNS):

The City of Olympia as lead agency for this proposal has determined that it probably will **not** have a significant adverse impact upon the environment. Therefore, an Environmental Impact Statement is **not** required under RCW 43.21C.030(2)(C). The environmental review and SEPA threshold determination of this proposed action are based upon review by the City of Olympia's environmental review officer (SEPA Official) of an Environmental Checklist and other information on file with the City. This information is available to the public on request.

This determination is limited to the non-project action of amending the zoning for the subject property. It assumes that whether the proposed zoning is appropriate will be fully considered by the Olympia Hearing Examiner. It also assumes that if and when any development of the site is proposed, any such project will be subject to appropriate further environmental review and mitigation necessary to ensure that significant adverse impacts do not result. Comments regarding this DNS should be directed to the SEPA Official at the address above.

This DNS is issued under Washington Administrative Code 197-11-340. The City of Olympia will not act upon this proposal prior to the appeal deadline.

SEPA COMMENT DEADLINE: 5:00 p.m., January 29, 2020

APPEAL PROCEDURE: Pursuant to RCW 43.21C.075(3) and Olympia City Code 14.04.160(A), this DNS may be appealed by any agency or aggrieved person. Appeals must be filed with the Community Planning and Development Department at the address above within twenty-one (21) calendar days of the date of issue. Any hearing resulting from such an appeal would be consolidated with the hearing described above in a manner to be determined by the Hearing Examiner. Any appeal must be accompanied by a \$1,000.00 administrative appeal fee.

SEPA APPEAL DEADLINE: 5:00 p.m., February 5, 2020

SEPA Determination Issued by:



NICOLE FLOYD, SEPA OFFICIAL