



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

Community Planning & Development  
601 4<sup>th</sup> Avenue E. – PO Box 1967  
Olympia WA 98501-1967  
Phone: 360.753.8314  
Fax: 360.753.8087  
[cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us)  
[www.olympiawa.gov](http://www.olympiawa.gov)

Date of Issue: October 1, 2021

Project Name: Smith Lake Cove Rezone

Project Number: 21-1729

Location of Proposal: 4900 Blk Normandy Drive SE

Description of Proposal: The original application proposal requested to rezone three parcels from Residential 4-8 units per acre (R-4-8) to Residential – 4 (R-4). The City of Olympia proposes to rezone those three parcels as well as eleven other parcels adjacent to or in the vicinity of the applicant parcels to Residential – 4 Chambers Basin District (R-4CB).

**Olympia Hearing Examiner  
Public Hearing**

**Monday, October 25, 2021  
6:30 p.m.**

**Virtual Meeting via Zoom**  
(link at bottom of this page)

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

Applicant: Blackbird Smith Lake LLC/City of Olympia

Lead Agency: City of Olympia

SEPA Official: Name: Nicole Floyd  
Phone: 360.570.3768  
E-Mail: [nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)

Staff Contact: Name: Casey Schaufler  
Phone: 360.753.8254  
E-Mail: [cschaufl@ci.olympia.wa.us](mailto:cschaufl@ci.olympia.wa.us)

Date of Public Hearing: October 25, 2021

**NOTICE OF PUBLIC HEARING**

The City of Olympia Hearing Examiner will hold a virtual remote public hearing on October 25, 2021, at 6:30 p.m. via Zoom, to receive public comments prior to making a recommendation to the City Council regarding this proposal.

To participate in the Zoom webinar, please pre-register at:

[https://us02web.zoom.us/webinar/register/WN\\_ZqkRil2hSS2X-u9PuzLXTA](https://us02web.zoom.us/webinar/register/WN_ZqkRil2hSS2X-u9PuzLXTA)

Anyone interested is invited to virtually 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](mailto: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: 4:00 p.m., October 15, 2021**

**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: 4:00 p.m., October 22, 2021**

SEPA Determination Issued by:



---

**NICOLE FLOYD, SEPA OFFICIAL**

## **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:

*Smith Lake*

2. Name of applicant:

*City of Olympia, Community Planning and Development Department*

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

*Casey Schaufler, Assistant Planner  
360.753.8254  
601 4<sup>th</sup> Ave E  
PO Box 1967  
Olympia, WA 98507*

4. Date checklist prepared:

*Original Applicant Checklist: 3/27/2021  
City Revised: 09/01/2021*

5. Agency requesting checklist:

*City of Olympia, Community Planning and Development Department*

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

*Zoning amendment timeline  
Olympia Planning Commission: 09/20/2021  
Hearing Examiner/Public Hearing: 10/25/2021  
City Council: TBD*

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

*This is a non-project proposal. If the City approves the proposed zoning amendment, the original applicant anticipates proceeding with permitting and development of a residential appropriate to the zoning district.*

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

*There has been no environmental information prepared related to 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.

*No other applications pending.*

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

*SEPA threshold determination, Hearing Examiner recommendation, City Council approval.*

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.)

*Original application to rezone three parcels (combined approximately 49 acres) from R-4-8 to R-4. Staff recommendation to rezone to R-4CB and to include other vicinity parcels in rezone.*

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.

*Original application for 4900 block of Normandy Drive (southern limit) to Fuller Lane/45<sup>th</sup> Avenue (northern limit), bounded by Chehalis trail on east. Nearest landmark road west is Wiggins Road.*

*Staff recommendation to include remaining adjacent parcels south of Chambers Ditch from Herman Road and south of original subject parcels to County Urban Growth Area boundary. Will create consistent zoning area to County Urban Growth Area of parcels that are currently R-4CB.*

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

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

a. General description of the site:

*Parcel numbers: 11829340000, 11832210100, 11832210000, 11832210200, 11832240000, 11832130300, 11832130201, 73810015200, 11832410000, 11832420000, 11832130100, 11829340200*

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

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

*Steep slope (15-30%) identified at northern bank of Smith Lake, otherwise rolling hills at less than 15%.*

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.

*The predominant soil types within the area of interest according to the US Department of Agriculture's Natural Resources Conservation Service Soil Maps:*

- 37.8% norma silt loam*
- 22.5% Yelm fine sandy loam (0-3% slopes)*
- 17.7% Yelm fine sandy loam (3-15% slopes)*
- 9% Giles silt lam (0-3% slopes)*

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

*According to the Washington Geologic Information Portal, accessed via the Washington State Department of Natural Resources website, there is not a seismogenic fault that crosses the subject*

rezone area. The portal maps the approximate ground response to earthquakes by identifying liquefaction susceptibility as 'low to moderate' within the subject parcels.

- 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 non-project proposal; site-specific information will be provided at the time of project application.*

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

*This is a non-project proposal; site-specific information will be provided at the time of project application. No erosion will occur because there is no clearing, grading or construction proposed.*

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

*This is a non-project proposal; site-specific information will be provided at the time of project application. No change to the percentage of site being covered with impervious surfaces. Properties could be developed consistent with the proposed development standards and municipal codes.*

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

*None at this time. This is a non-project proposal; site-specific information will be provided at the time of project 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.

*There will be no emissions to the air as a result of adopting the proposed amendment. This is a non-project proposal; project information will be provided at the time of project application.*

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

*There are no off-site sources of emission or odor that may affect this proposed amendment. This is a non-project proposal; project information will be provided at the time of project application.*

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

*None. This is a non-project proposal; project information will be provided at the time of project application.*

## **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.  
*Smith Lake; two ponds located on adjacent parcels (P/Ns 11832231100 and 11832220600) and Chambers Ditch at northern boundary separating existing R-4CB parcels from current R-4-8 zoned proposal area.*

- 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.  
*This is a non-project proposal; project information will be provided at the time of project application. Proposed future developments pertaining to this amendment could be located within 200' of critical areas.*

- 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. This is a non-project proposal; although fill and dredge are not expected to be needed, information will be provided at the time of project application.*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.  
*No. This is a non-project proposal; although surface water withdrawal or diversion is not expected to be needed, information will be provided at the time of project application.*

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.  
*FEMA FIRM panel #53067C0189F, effective date 9/2/2016. Subject parcels 11832240000, 11832210200, 11832210100, and 11829340000 have portions with A-Zone indicators in western to central areas of their respective property boundaries.*

- 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 is a non-project proposal; Compliance with municipal code regulations will be required at the time of project 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.  
*No. This is a non-project proposal; properties located in the Zoning District to which the proposed amendments would apply could be developed consistent with the proposed development standards. No withdrawal from groundwater is*

*expected; however, information will be provided at the time of any future project application plan.*

- 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. This is a non-project proposal; properties located in the Zoning District to which the proposed amendments would apply could be developed consistent with the proposed development standards. Additional information will be provided at the time of any future project application.*

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.

*None. This is a non-project proposal; stormwater management will be addressed at the time of any/all project application, and is expected to comply with all applicable stormwater regulations.*

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

*No. This is a non-project proposal; information will be provided at the time of any future project application.*

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

*No. This is a non-project proposal; information will be provided at the time of any future project application.*

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

*None. This is a non-project proposal; information will be provided at the time of any future project application.*

**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



X water plants: water lily, eelgrass, milfoil, other  
\_\_\_\_ other types of vegetation

*This is a non-project proposal; site-specific information will be provided at the time of project application. Subject area contains various vegetation including but not limited to: deciduous trees, evergreen trees, shrubs, wet soil plants, and water plants.*

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

*None. This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

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

*None. This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

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

*None. This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

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

*This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

*A review of the Thurston County Noxious Weeds and Lakes Management website shows the following noxious weeds are present in the city of Olympia, and potentially in the subject area: common fennel, common reed, giant hogweed, gorse, knapweed (meadow), knotweed (Bohemian, giant and Japanese), loosestrife (purple), pampas grass, poison hemlock, shiny geranium, spurge laurel, tansy ragwort, wild chervil, and yellow flag iris.*

## 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 \_\_\_\_\_

*Per correspondence from Dr. Warren DeVine and Carol Devine, owners of parcel in the adjacent Shana Park neighborhood development, and representing the "Friends of Smith Lake", the following wildlife have been reported as observed (table included as submitted through correspondence to City of Olympia staff):*

## Smith Lake Wildlife Observations

### Amphibians

Common name	Scientific Name	Status
Bullfrog	<i>Rana catesbeiana</i>	
Frog, chorus (Pacific treefrog)	<i>Pseudacris regilla</i>	
Newt, rough-skinned	<i>Taricha granulosa</i>	
Salamander, long-toed	<i>Ambystoma macrodactylum</i>	
Salamander, northwestern	<i>Ambystoma gracile</i>	

### Birds

Blackbird, Brewer's	<i>Euphagus cyanocephalus</i>	
Blackbird, red-winged	<i>Agelaius phoeniceus</i>	
Bluebird, western	<i>Sialia mexicana</i>	
Bushtit	<i>Psaltiriparus minimus</i>	
Chickadee, black-capped	<i>Parus atricapillus</i>	
Chickadee, chestnut-backed	<i>Poecile rufescens</i>	
Coot, American	<i>Fulica americana</i>	
Cormorant, double-crested	<i>Phalacrocorax auritus</i>	
Creeper, brown	<i>Certhia americana</i>	
Crossbill, red	<i>Loxia curvirostra</i>	
Crow, American	<i>Corvus brachyrhynchos</i>	
Dove, rock	<i>Columba livia</i>	
Duck, bufflehead	<i>Bucephala albeola</i>	
Duck, gadwall	<i>Anas strepera</i>	
Duck, hooded merganser	<i>Lophodytes cucullatus</i>	
Duck, lesser scaup	<i>Aythya affinis</i>	
Duck, mallard	<i>Anas platyrhynchos</i>	
Duck, northern shoveler	<i>Anas clypeata</i>	

Duck, ring-necked	<i>Aythya collaris</i>	
Duck, ruddy	<i>Oxyura jamaicensis</i>	
Duck, wood	<i>Aix sponsa</i>	
Eagle, bald	<i>Haliaeetus leucocephalus</i>	Federally Protected Species of Concern
Finch, Cassin's	<i>Carpodacus cassinii</i>	
Finch, house	<i>Carpodacus mexicanus</i>	
Finch, purple	<i>Carpodacus purpureus</i>	
Flicker, northern	<i>Colaptes auratus</i>	
Flycatcher, olive-sided	<i>Contopus cooperi</i>	
Flycatcher, Pacific slope	<i>Empidonax difficilis</i>	
Goldeneye, common	<i>Bucephala clangula</i>	
Goldfinch, American	<i>Carduelis tristis</i>	
Goldfinch, lesser	<i>Carduelis psaltria</i>	
Goose, Canada	<i>Branta canadensis</i>	
Grebe, pied-billed	<i>Podilymbus podiceps</i>	
Grosbeak, black-headed	<i>Pheucticus melanocephalus</i>	
Grosbeak, evening	<i>Coccothraustes vespertinus</i>	
Gull, herring	<i>Larus argentatus</i>	
Harrier, northern	<i>Circus cyaneus</i>	
Hawk, Cooper's (sharp-shinned)	<i>Accipiter cooperii</i>	
Hawk, red-tailed	<i>Buteo jamaicensis</i>	
Heron, black-crowned night	<i>Nycticorax nycticorax</i>	
Heron, great blue	<i>Ardea herodias</i>	
Heron, green-backed	<i>Butorides virescens</i>	
Hummingbird, Anna's	<i>Calypte anna</i>	
Hummingbird, rufous	<i>Selasphorus rufus</i>	
Jay, Steller's	<i>Cyanocitta stelleri</i>	
Junco, dark-eyed	<i>Junco hyemalis</i>	

Kestrel, American	<i>Falco sparverius</i>	
Killdeer	<i>Charadrius vociferus</i>	
Kingfisher, belted	<i>Megaceryle alcyon</i>	
Kinglet, golden-crowned	<i>Regulus satrapa</i>	
Kinglet, ruby-crowned	<i>Regulus calendula</i>	
Martin, purple	<i>Progne subis</i>	
Nuthatch, red-breasted	<i>Sitta canadensis</i>	
Nuthatch, white-breasted	<i>Sitta carolinensis</i>	Candidate for State Listing
Oriole, Bullock's	<i>Icterus bullockii</i>	
Owl, barred	<i>Strix varia</i>	
Owl, great horned	<i>Bubo virginianus</i>	
Owl, western screech	<i>Megascops kennicottii</i>	
Phalarope, Wilson's	<i>Phalaropus tricolor</i>	
Pigeon, band-tailed	<i>Patagioenas fasciata</i>	
Rail, Virginia	<i>Rallus limicola</i>	
Raven, common	<i>Corvus corax</i>	
Robin, American	<i>Turdus migratorius</i>	
Sapsucker, red-breasted	<i>Sphyrapicus ruber</i>	
Siskin, pine	<i>Carduelis pinus</i>	
Sparrow, fox	<i>Passerella iliaca</i>	
Sparrow, house	<i>Passer domesticus</i>	
Sparrow, savannah	<i>Passerculus sandwichensis</i>	
Sparrow, song	<i>Melospiza melodia</i>	
Sparrow, white-crowned	<i>Zonotrichia leucophrys</i>	
Starling, European	<i>Sturnus vulgaris</i>	
Swallow, barn	<i>Hirundo rustica</i>	
Swallow, tree	<i>Tachycineta bicolor</i>	
Swallow, violet-green	<i>Tachycineta thalassina</i>	

Swan, trumpeter	<i>Cygnus buccinator</i>	
Swift, Vaux's	<i>Chaetura vauxi</i>	Candidate for State Listing
Tanager, western	<i>Piranga ludoviciana</i>	
Teal, green-winged	<i>Anas crecca</i>	
Thrush, hermit	<i>Catharus guttatus</i>	
Thrush, Swainson's	<i>Catharus ustulatus</i>	
Thrush, varied	<i>Ixoreus naevius</i>	
Towhee, spotted	<i>Pipilo maculatus</i>	
Warbler, black-throated gray	<i>Dendroica nigrescens</i>	
Warbler, hermit	<i>Dendroica occidentalis</i>	Partners-in-Flight Species at Risk
Warbler, orange-crowned	<i>Vermivora celata</i>	
Warbler, yellow-rumped	<i>Dendroica coronata</i>	
Waxwing, cedar	<i>Bombycilla cedrorum</i>	
Wigeon, American	<i>Anas americana</i>	
Wood peewee, western	<i>Contopus sordidulus</i>	
Woodpecker, downy	<i>Picoides pubescens</i>	
Woodpecker, hairy	<i>Picoides villosus</i>	
Woodpecker, pileated	<i>Dryocopus pileatus</i>	Candidate for State Listing
Wren, Bewick's	<i>Thryomanes bewickii</i>	
Wren, marsh	<i>Cistothorus palustris</i>	
Wren, house	<i>Troglodytes aedon</i>	
Beaver	<i>Aplodontia rufa</i>	
Chipmunk, Townsend	<i>Tamias townsendii</i>	
Coyote	<i>Canis latrans</i>	
Deer, mule (black-tailed)	<i>Odocoileus hemionus</i>	
Mouse, house	<i>Mus musculus</i>	
Muskrat	<i>Ondatra zibethicus</i>	

Opossum, Virginia	<i>Didelphis virginiana</i>	
Otter, river	<i>Lontra canadensis</i>	
Raccoon	<i>Procyon lotor</i>	
Skunk, striped	<i>Mephitis mephitis</i>	
Squirrel, Douglas	<i>Tamiasciurus douglasii</i>	
Weasel, long-tailed	<i>Mustela frenata</i>	

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

*Washington Department of Fish and Wildlife Priority Habitats and Species lists sensitive species big brown bat, little brown bat and Yuma myotis as generalized location in vicinity of subject area. Chambers Ditch includes coho (Oncorhynchus kisutch) and cutthroat (Oncorhynchus clarki).*

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

*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:

*None. This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

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

*None. This is a non-project proposal; site-specific information will be provided at the time any future project application.*

## 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.

*None. This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

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

*None. This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:



*None. This is a non-project proposal; site-specific information will be provided at the time of any future project 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.

*No such hazards are associated with the proposed zoning amendment.*

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

*According to the Department of Ecology's contaminated site website ([www.ecology.wa.gov/spills-cleanup](http://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.

*None. This is a non-project proposal; site-specific information will be provided at the time of any future project 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.

*None. This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

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

*None. This is a non-project proposal; site-specific information will be provided at the time of any future project application. No such special emergency services are expected with the proposed residential zoning amendment.*

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

*None. This is a non-project proposal; if present, environmental health hazards will be addressed at project level application.*

### **b. Noise**

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

- 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. This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

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

*None. This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

## **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.

*This is a non-project proposal; site-specific information will be provided at the time of project application. However, the current use of subject parcels includes vacant land, single-family homes, and trails/open space. The proposed rezone from R-4-8 to R-4 or R-4CB will reduce maximum allowable density to 4 units per acre or less. Eliminates minimum density. 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?

*This is a non-project proposal; site-specific information will be provided at the time of any future project application. Public comment has been received that indicates portions of subject site have been used for non-commercial hay production by adjacent property owners.*

- 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:

*This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

- c. Describe any structures on the site.

*This is a non-project proposal; site-specific information will be provided at the time of any future project application. Parcels consist of undeveloped land, single-family homes, and open space.*

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

*No structures will be demolished as part of zoning amendment.*

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

*Residential 4-8 Units per Acre (R 4-8); proposed Residential - 4 Units per Acre Chambers Basin District (R-4CB).*

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

*Residential low density neighborhood.*

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

*No shoreline designation present per Shoreline Master Program.*

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

*Wetlands include Smith Lake, two ponds located on adjacent parcels (P/Ns 11832231100 and 11832220600) and portions of Chambers Ditch to the north. Steep slopes indicated on north portions of Smith Lake shore. Shana Extended and Hoffman 10 Year Wellhead Areas.*

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

*This is a non-project proposal; site-specific information will be provided at the time of any future project application. However, proposed zoning amendment would reduce maximum density to no more than 4 units per acre from the current maximum of 8 units per acre.*

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

*This is a non-project proposal; site-specific information will be provided at the time of any future project application. While density maximum is reduced, it is not anticipated that the zoning amendment will displace any individuals currently residing in the subject area.*

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

*This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

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

*This is a non-project proposal; site-specific information will be provided at the time of project application. Future development would be required to comply with city codes, e.g., landscaping, screening, noise, critical areas, utilities, etc.*

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

*Not applicable; no agricultural or forest lands of long-term commercial significance are present.*

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

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

*This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

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

*This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

- c. Proposed measures to reduce or control housing impacts, if any:  
*None proposed in rezone. However, City staff recommending R-4CB zone in consideration of unique environmental characteristics present in Chambers Basin.*

## **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?  
*This is a non-project proposal; site-specific information will be provided at the time of any future project application. However, properties located in the Zoning District to which the proposed amendments would apply could be developed consistent with the proposed development standards, including up to three stories up to 40 feet.*
- b. What views in the immediate vicinity would be altered or obstructed?  
*This is a non-project proposal; site-specific information will be provided at the time of any future project application. Any future project must comply with City code standards applicable to view protection.*
- b. Proposed measures to reduce or control aesthetic impacts, if any:  
*This is a non-project proposal; site-specific information will be provided at the time of any future project application. The proposed text amendments include use-specific standards for landscaping, screening, and setbacks. Future project specific designs would comply with City of Olympia Municipal Codes including design guidelines.*

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
*This is a non-project proposal; site-specific information will be provided at the time of any future project application.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
*This is a non-project proposal; site-specific information will be provided at the time of any future project application. Lighting from any future project must comply with City code standards applicable to safety and view protection.*
- c. What existing off-site sources of light or glare may affect your proposal?  
*This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

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

*This is a non-project proposal; site-specific information will be provided at the time of any future project application. Lighting from any future project must comply with City code standards.*

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

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

Avonlea Park, Chehalis Western Trail.

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

*This is a non-project proposal; site-specific information will be provided at the time of any future project application. However, any proposed development would be developed consistent with the proposed development standards and would not displace any existing recreational uses.*

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

*This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

## **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.

*This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

- 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.

*This is a non-project proposal; site-specific information, including cultural resources review and required studies, will be provided at the time of project application. No known landmarks or features of Indian or historic significance within the subject area. Project specific development must comply to regulation processes including; cultural resources review, Department of Archaeology and Historic Preservation (DAHP) and Inadvertent Discovery Plans(IDP) at time of 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.

*None at this time; see previous responses.*

- 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 this time; see previous responses.*

#### **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.

*This is a non-project proposal; site-specific information will be provided at the time of any future project application. However, City of Olympia Transportation Comprehensive Plan proposes northern extension of Normandy Drive and connection of Fuller Lane to 45<sup>th</sup> Avenue.*

- 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?

*Via Normandy Drive south to Yelm Hwy approximately 0.6 miles is bus stop for routes 94 and 68. Via Normandy/Glendale/Donnelly across Wiggins Road approximately 0.45 miles is a bus stop for route 94.*

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

*This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

- c. 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).

*This is a non-project proposal; site-specific information will be provided at the time of any future project application. However, the properties located in the Zoning District to which the proposed amendments would apply could be developed consistent with the proposed development standards. Any required street improvements will be determined at the time of project application pursuant to adopted City standards.*

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

*This is a non-project proposal; site-specific information will be provided at the time of any future project 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?



*This is a non-project proposal; site-specific information will be provided at the time of any future project 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.

*This is a non-project proposal; site-specific information will be provided at the time of any future project application. However, any proposed development consistent with residential standards unlikely to be impacted by movement of agricultural or forest products in the area.*

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

*This is a non-project proposal; site-specific information will be provided at the time of any future project application. Frontage improvements including sidewalks, curb cuts, crosswalks and other improvements may be required at time of project specific 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.

*This is a non-project proposal; site-specific information will be provided at the time of any future project application. No increase in public services expected beyond what is estimated and projected in the City of Olympia Comprehensive Plan.*

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

*None. This is a non-project proposal; site-specific information will be provided at the time of any future project application.*

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

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

*This is a non-project proposal; site-specific information will be provided at the time of any future project application. However, properties located in the Zoning District to which the proposed amendments would apply could be developed consistent with the proposed development standards.*

- 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.

*This is a non-project proposal; site-specific information will be provided at the time of project application. However, properties located in the Zoning District to which the proposed amendments would apply could be developed consistent with the proposed development standards.*

### 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: Casey Schaufler

Name of signee Casey Schaufler

Position and Agency/Organization Assistant Planner, Community Planning & Development

Date Submitted: Sept. 3, 2021

### 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 proposal is unlikely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or produce noise; the proposed text amendments includes use-specific standards to mitigate specific characteristics of the Chambers Basin and future projects must comply with applicable federal, state, and local codes and ordinances in these areas.*

Proposed measures to avoid or reduce such increases are:

*See prior response.*

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

*Unlikely; the proposed text amendments includes use-specific standards to mitigate specific characteristics of the Chambers Basin and future projects must comply with applicable federal, state, and local codes and ordinances governing critical areas and protected species.*

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

*See prior response.*

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

*Any future development must comply with applicable federal, state, and local codes governing energy delivery and usage.*

Proposed measures to protect or conserve energy and natural resources are:  
*None. See prior response.*

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?

*Unlikely; the proposed text amendments includes use-specific standards to mitigate specific characteristics of the Chambers Basin and future projects must comply with applicable federal, state, and local codes and ordinances governing critical areas, threatened and endangered species, floodplains, shorelines, and cultural resources.*

Proposed measures to protect such resources or to avoid or reduce impacts are:  
*None. See prior response.*

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 proposed zoning amendment and use is consistent with the City's adopted Comprehensive Plan for the low density neighborhoods.*

Proposed measures to avoid or reduce shoreline and land use impacts are:  
*Any future development must comply with proposed use-specific standards for R-4CB as well as the City's adopted land use codes.*

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

*The nature of the proposed use is not expected to increase demands beyond estimates and projections as outlined in the Comprehensive Plan. Specific impacts will be analyzed and mitigated at the time of project application. Zoning amendment will likely decrease projected transportation and utilities demands per the Comprehensive Plan.*

Proposed measures to reduce or respond to such demand(s) are:  
*None. See prior response.*

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

*No conflict is expected; any future development consistent with the proposed amendments must comply with local, state, and federal laws and requirements for the protection of the environment.*