



**COMMUNITY PLANNING &  
ECONOMIC DEVELOPMENT**

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TTY/TDD call 711 or 1-800-833-6388  
Website: [Thurstonplanning.org](http://Thurstonplanning.org)

Creating Solutions for Our Future

Ashley Arai, Director

**SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**

<b>Proponent</b>	Thurston County
<b>Lead Agency</b>	Thurston County 3000 Pacific Avenue SE Olympia, WA 98501 Contact: Leah Davis, <a href="mailto:leah.davis@co.thurston.wa.us">leah.davis@co.thurston.wa.us</a>
<b>Description of Proposal</b>	This non-project proposal is an owner-initiated land use amendment with associated rezone request. The proposal is for approximately 7.1 acres that are in the Lacey UGA zoned for Low Density (LD 0-6) and proposed to be designated and zoned as Mixed-use High Density Corridor (MHDC).
<b>Project No.</b> <b>SEPA Folder No.</b>	2023105269 23-114377 XA
<b>Location of Proposal</b> <b>Parcels</b>	7809 Martin Way E, Lacey WA 98516. 11814210200
<b>Threshold Determination</b>	Based on review of the applicant's SEPA checklist and other relevant materials, the lead agency for this proposal has determined that the project does not have a probable significant adverse impact upon the environment due to proposed measures to reduce or control impacts associated with its implementation, including mitigation requirements. An Environmental Impact Statement is <u>not</u> required under RCW 43.21C.030(2)(c). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public at <a href="http://www.thurstonplanning.org">www.thurstonplanning.org</a> or upon request. This determination is subject to the following conditions:
<b>Conditions</b>	1. Future development must include transportation assessments for planned site-specific land uses to determine if transportation facility improvements are necessary to not negatively impact Level of Service capabilities. If there are negative impacts to Level of Service capabilities based on proposed site-specific permit applications, concurrency requirements and improvements may be required.

**Responsible Official**      Andrew Deffobis, Interim Community Planning Manager

**Date of Issuance:**            **December 6, 2024**  
**Comment Deadline:**        **December 20, 2024**  
**Appeal Deadline:**          **December 27, 2024**

*Andrew Deffobis*

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Andrew Deffobis, Interim Community Planning Manager

This Mitigated Determination of Nonsignificance (MDNS) is issued under WAC 197-11-340. The lead agency will not act on this proposal for 14 days from the date of issue or until the appeal period has passed, if applicable. No permits may be issued, and the applicant shall not begin work until after the comment and any appeal periods have expired and any other necessary permits are issued. If conditions are added, deleted, or modified during the 14-day review period, a modified MDNS will be issued. Otherwise, this MDNS will become final after the expiration of the comment deadline and appeal period, if applicable.

**Appeals**

Threshold determinations may be appealed pursuant to TCC 17.09.160 if: (1) a written notice of appeal, meeting the requirements of TCC 17.09.160(D), and the appropriate appeal fee is received by the Thurston County Community Planning & Economic Development Department within seven (7) calendar days of the last day of the comment period on the threshold determination and; (2) the person filing the appeal is an aggrieved party and submitted written comments prior to the comment deadline, per the requirements of TCC 17.09.160(B).

NOTE: The issuance of this Mitigated Determination of Nonsignificance does not constitute project approval. The applicant must comply with all applicable requirements of Thurston County Departments and/or the Hearing Examiner prior to receiving permits.



**THURSTON COUNTY**  
**Community Planning & Economic Development**  
**ENVIRONMENTAL CHECKLIST**

**A. Background [HELP]**

1. Name of proposed project, if applicable:

Rezone of Mapped area

2. Name of applicant:

Find Holdings Martin Way LLC

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

3030 137th Ln SW, Tenino WA 98589. Contact Person: Jon Pettit, 9725 Rich Road SE, Olympia WA 98501

4. Date checklist prepared:

11/11/2023

5. Agency requesting checklist:

Thurston County Planning

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

Immediate

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

Use for commercial purpose of south portion of parcel to align with north portion of property.

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

Previously had Gopher Exemption Report in March 2021 by Land Services NW.

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

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

Not known at this time.

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.)

\* \* \* \* OFFICIAL USE ONLY \* \* \* \*

**Folder Sequence #** Click or tap here to enter text.

**Project #** Click or tap here to enter text.

**Related Cases:** Click or tap here to enter text.

**Date Received:** Click or tap to enter a date.

**By:** Click or tap here to enter text.

\* \* \* \* OFFICIAL USE ONLY \* \* \* \*

The proposal is to change the current mapped area of the parcel (south portion), from residential 3-6 Low-Density Residential to align to current use of MHDC, Mixed Use High Density already operating and approved by previous Hearing Examiner on February 5, 1997, by Theodore Paul Hunter, Thurston County Hears Examiner cause AAPL 96-1306 for the parcel or north portion of the parcel.

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 parcel is located at 7809 Martin Way East, Olympia WA 98503. The parcel is located in section 14 Township 18 Range 1W Quarter NE NW SS-0200, LT 2 Document 950913



THURSTON COUNTY  
Community Planning & Economic Development  
ENVIRONMENTAL ELEMENTS

**B. Environmental Elements** [help]

1. **Earth** [help]

a. General description of the site: (check one):

- Flat
- Rolling
- Hilly
- Steep Slopes
- Mountainous
- Other: Click or tap here to enter text.

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

1%

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.

Spanaway gravelly sandy loam. No removal of any soil.

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

No

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

None

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

Non-Project

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

Non-Project

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

Non-Project

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.

Click or tap here to enter text.

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

None

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

None

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

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

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

No

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

No

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

None

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

No Non-Project

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

No

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

No

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

- 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

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (Examples: 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.

Non-Project

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.

Non-Project

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

Non-Project

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

Non-Project

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

Non-Project

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

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: [Click or tap here to enter text.](#)

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

Non-Project

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

None

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

Non-Project

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

Non-Project

**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: Unknown Non-Project

mammals:  deer,  bear,  elk,  beaver,  other: No Non-Project

fish:  bass,  salmon,  trout,  herring,  shellfish,  other: No Non-Project

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

None Non-Project

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

Unknown Non-Project

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

Non-Project

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

Non-Project

**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.

Non-Project

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

Non-Project

- 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:

Non-Project

**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 Non-Project

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

None Non-Project

- 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.

No Non-Project

- 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.

Non-Project

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

Non-Project

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

Non-Project

*b. Noise*

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

Non-Project

- 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.

Non-Project

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

Non-Project

**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.

Non-Project. The current site and adjacent properties are commercial and residential. No affect is expected to impact nearby properties

- 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 Non-Project

- 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.

None

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

No

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

Residential 3-6 Low Density (southern portion of property).

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

Residential 3-6 Low Density (southern portion of property) and Mixed Use High Density (northern portion of property)

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

N/A Non-Project

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

None Known, Non-Project

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

Non-Project

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

Non-Project

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

Non-Project

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

Non-Project

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

Non-Project

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

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

Non-Project

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

Non-Project

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

Non-Project

**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?

Non-Project

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

Non-Project

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

Non-Project

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

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

Non-Project

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

Non-Project

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

Non-Project

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

Non-Project

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

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

Non-Project

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

Non-Project

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

Non-Project

**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.

No Non-Project

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

No Non-Project

- 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.

Non-Project

- 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.

Non-Project

**14. Transportation** [\[help\]](#)

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

Non-Project. Martin Way is a high density commercial arterial. No change in access is needed.

- 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?

Non-Project. Intercity Transit on Martin Way E.

- 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).

No. Non-Project.

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

Non-Project.

- e. 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?

Non-Project. No change.

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

No. Non-Project.

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

Non-Project

**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.

Non-Project

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

Non-Project

**16. Utilities** [help]

- a. Check utilities currently available at the site:

electricity natural gas water refuse service telephone sanitary sewer septic system  
 Other: Click or tap here to enter text.

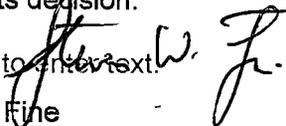
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Non-Project

**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: Click or tap here to enter text.



Name of signee: Steven W. Fine

Position and Agency/Organization: Owner

Date Submitted: 11/14/2023

## **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?

Unlikely to increase any significant amount.

Proposed measures to avoid or reduce such increases are:

Final use not determined. Could be used for storage area, but unknown.

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

Not likely to have any changed impact.

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

Non-Project, final use undetermined and subject to future permitting process.

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

Unknown as Non-Project. Will be subject to future permitting process.

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

Non-Project. Unknown measures needed dependent of future plans and permitting process.

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.

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

Non-Project. Unknown measures needed.

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?

N/A

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

Unknown measures for Non-Project. No significant issues or shorelines.

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

Unknown but not likely increase demands or services significantly.

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

Will be determined through future permitting process for current unknown specific project.

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

Non-Project. Should not conflict with local, state or federal law or protection for the environment.