

**Nisqually Landing Apartments Public Hearing
Staff Report & List of Exhibits
September 16, 2021
Case #: 2021.0023**

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Case Number: 2021.0023

Applicant: Andrew Montero
Marathon Development
Nisqually Landing, LLC
160 NW Gilman Blvd Suite 248
Issaquah, WA 98027

Request: Construct a 60-unit apartment complex with planned residential development zoning overlay

Public Hearing Date: September 16, 2021

Recommendation: Approval with conditions

Exhibit I: Notice of Application
Exhibit II: Notice of Public Hearing
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Exhibit VII: Trip Generation Report
Exhibit VIII: Preliminary Stormwater Report
Exhibit IX: WA Dept of Ecology Comments

PROPOSAL

The applicant proposes an administrative site plan and planned residential development to construct a 60-unit apartment complex on approximately 8.31 acres. The property is zoned Moderate Density Residential (R-6), which allows between 3 to 6 dwelling units per gross acre of land. The planned residential development (PRD) zoning overlay allows a 20% increase in dwelling unit density in the moderate density district.

At 6 dwelling units per acre, this site allows for 50 dwelling units without a density bonus. With the planned residential development overlay, 60 dwellings units are allowed.

PROPERTY CHARACTERISTICS

The property is located at 17021 103rd Ave SE, on the Southeast corner of Walmart Blvd SE (170th St SE) and 103rd Ave SE. The property is identified by Assessor's Tax Parcel Number 64303100500.

The property currently has a manufactured home on the Northeast corner of the parcel. Nisqually Landing Apartments received site plan approval for a 50-unit apartment complex in January 2020. An incomplete appeal was filed after the Notice of Decision and the applicant did not respond to the City's request for more information. The appeal was denied in July 2020 due to the incomplete status. Development did not move forward past this point.

Properties to the north, east and west are developed as single family residences, and the parcel to the south is developed as retail commercial. The property has rolling slopes with approximately 15% slope at the steepest part.

NOTICE OF APPLICATION AND PUBLIC HEARING

Notice of this application was mailed to state and local agencies and property owners within 300 feet of the site on May 18, 2021, as well as published in the Nisqually Valley News in the legal notice section on May 20, 2021. No comments were received.

Notice of the date and time of the public hearing before the Hearing Examiner was posted on the project site, mailed to property owners within 300 feet of the site, and posted on the City of Yelm website on Tuesday August 17, 2021. Notice of the public hearing was published in the Nisqually Valley News in the legal notice section on Thursday August 26, 2021.

STATE ENVIRONMENTAL POLICY ACT

The City of Yelm SEPA Responsible Official issued a Mitigated Determination of Non-significance based on WAC 197-11-158 on November 1, 2019 for the original Nisqually Landing Apartments proposal. The changes in the development application present in the 60-unit proposal do not meet the threshold for a new environmental review, and the SEPA determination from November 2019 adequately covers this project. This determination is final and fulfills the City's responsibility for disclosure of potential, significant environmental impacts. The Mitigated Determination of Non-significance included the following mitigating conditions.

Mitigation Measures:

1. A final drainage report meeting the minimum requirements of the Stormwater Management Manual for Western Washington, as published by the Washington State Department of Ecology shall be submitted with civil plan submission.
2. Stormwater facilities shall meet the minimum requirements of Section 18.21.080(G) YMC.

Comments received from the Washington State Department of Ecology included request for a wetland report, and stating that the purveyor is responsible for ensuring that the purposes uses are within the limitations of their water right, and that a construction stormwater general permit may be required.

Current local environmental mapping show no wetlands located in this area, and property vegetation does not indicate wetlands. The site currently consists of unmaintained grass and scotch broom. A stand of fir trees with a sparse to moderate understory of small deciduous trees and native and invasive plants and shrubs are located to the northeast, 300+ feet from the proposed development.

The NWI is based on aerial photos from 1981, and US Fish and Wildlife specifically states on the website in the disclaimer, data limitations, exclusions, and precautions to verify local accuracy.

In the Geotechnical report by GeoResources, a site inspection was completed that confirms the vegetation onsite and also confirms there are no areas of surficial erosion, standing water, seeps, springs, or deep seated slope movement observed.

CONCURRENCY

The intent of the City's concurrency management program, as required by the Growth Management Act, is based on the maintenance of specified levels of service through capacity monitoring, allocation and reservation procedures.

Concurrency describes the situation in which water, sewer and/or transportation facilities are available when the impacts of development occur [Section 18.16.020 YMC].

Water

The level of service for water infrastructure is the ability to provide potable water to the consumer for use and fire protection in accordance with adopted health and environmental regulations [Section 18.16.030 YMC].

The City's Water Systems Plan identifies the property as being within the water service area and not currently connected to the City's water sewer system. The proposed development is required to connect to City water services.

As of August 3, 2021, the City has approximately 165 water connections available for new development. 165 connections will provide for 2 to 3 years' worth of growth at historical rates. This connection limit is based on storage capacity and available water rights.

The City has been planning since 1994 for the acquisition of new water rights, which were approved by the Washington State Department of Ecology (ECY) in 2010. This approval was appealed and was upheld by the Pollution Control Hearings Board and by Superior Court, but was overturned by the Washington Supreme Court on October 8, 2015. The Washington State Legislature adopted the 2018 Streamflow Restoration Act. The act requires the Washington Department of Ecology to issue new water rights to up to 5 pilot projects in order to monitor and report the effectiveness of out-of-kind mitigation for new water rights.

The City of Yelm was selected as a pilot project, and ECY has indicated that additional water rights are expected in late summer or early fall 2021. The City has been instructed to work on a Report of Examination conveying additional water rights, and is now allowing the approval of development as water is expected to be available at the time of new demand.

This satisfies the requirement for concurrency with water infrastructure.

Sewer

Concurrency with sewer infrastructure is achieved pursuant to Section 18.16.050(B)(2) YMC when the project is within an area approved for sewer pursuant to the adopted sewer comprehensive plan for the city and, at the time of preliminary approval, the planned infrastructure identified in the six year improvement program of the sewer system plan are sufficient to provide for the proposed land division and it is reasonable anticipated that the treatment plant has sufficient capacity to provide for the proposed land division.

The City's Sewer Comprehensive Plan identifies the property as being within the sewer service area and not currently connected to the City's S.T.E.P. sewer system. The proposed development is required to connect to City sewer services.

The improvements required to serve the project will be specifically identified during civil plan review. This satisfies the requirement for concurrency with sewer infrastructure.

Transportation

Concurrency with transportation infrastructure is achieved pursuant to Section 18.16.050 (B)(2) YMC when the level of service at concurrency intersections will not drop below accepted levels of service due to new trips associated with the proposed land division unless the planned improvements identified in the six year transportation improvement program would maintain levels of service.

Frontage improvements are required as part of development. The parcel fronts 170th St SE (Walmart Blvd), and 103rd Avenue SE, neither of which are constructed to City Standards. 170th St SE is scheduled to be reconstructed as the SR 510 Yelm Loop in 2021, part of the intersection improvements for the Loop will be constructed along the 103rd Ave SE as well. A deferral of frontage improvements for both streets is favorable for the City.

Frontage improvements and transportation facility charges satisfy concurrency requirements for transportation.

Fire Protection

Concurrency with fire protection is achieved pursuant to Section 18.16.090(C) YMC when the developer makes a contribution to the fire protection facilities as identified in the most current version of the capital facilities plan adopted by the SE Thurston Regional Fire Authority and endorsed by resolution of the Yelm City Council. This fee is subject to change and is collected at the time of building permit issuance. Payment of this fee satisfies the requirement for concurrency with fire protection.

School

Concurrency with school infrastructure is achieved pursuant to Section 18.16.090(B) YMC when the developer makes a contribution to school facilities as identified in the most current version of the capital facilities plan adopted by Yelm Community Schools, and endorsed by resolution of

the Yelm City Council. This fee is subject to change and is collected at the time of building permit issuance. Payment of this fee satisfies the requirement for concurrency with school infrastructure.

CRITICAL AREAS

The Yelm Critical Areas Code, Chapter 18.21 YMC, provides protection for wetlands, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat areas.

Aquifer Recharge

All of Yelm is identified as a critical aquifer recharge area. Compliance with Federal, State, and County water source protection regulations and with the City's adopted stormwater regulations are required to protect the aquifer [Section 18.21.070(C) YMC].

High Groundwater Hazard Area

The site is encumbered by a High Ground Water Hazard Area (HGWA). Section 18.21.080(G) YMC provides performance standards for development within the hazard area. These standards include the determination of the flood elevation, that no development may locate within 50 feet, measured on a horizontal plane, or extending to a ground elevation of two feet above the base flood elevation, whichever is less, and that the bottom of any infiltration facility for stormwater discharge shall be at least 6 feet above the base flood elevation. The 2019 Stormwater Management Manual for Western Washington requires that the bottom of any infiltration facility for stormwater discharge be at least 5 feet above the base flood elevation. The 2019 SWMMWW represents best available science and will be used to determine the appropriate minimum elevation of stormwater facilities.

The preliminary site plan shows development both 50 feet horizontally and 2 feet vertically from the base flood elevation established by a topographic survey, and the bottom of infiltration facilities are shown to be 5 feet above the base flood elevation. The preliminary site plan satisfies the regulations of high groundwater hazard areas.

Fish and Wildlife habitat conservation areas, wetlands and flood zones

The Mazama Pocket Gopher has been listed as a threatened species by the Washington Department of Fish and Wildlife since at least 2008. Yelm has protected this species through the implementation of the Critical Areas Code, Chapter 18.21 YMC. When a development occurs on property suspected to be occupied by the Mazama Pocket Gopher, the Community Development Department has required the applicant prepare a critical areas report which would include mitigation measures if it was determined that pocket gophers would be impacted by the proposed development. The Washington Department of Fish and Wildlife is provided with notice of all threshold determinations issued pursuant to the State Environmental Policy Act and the City consults with the Department when a critical areas report is required.

In April, 2014, the U.S. Fish and Wildlife Service listed the Yelm subspecies of the Mazama Pocket Gopher as threatened under the Endangered Species Act. While the City of Yelm is not responsible for implementation or enforcement of the Endangered Species Act, it consults with the Service and provides notice to applicants that the pocket gopher is a federally protected species and a permit from the U.S. Fish and Wildlife Service may be required.

As part of the application, a gopher reconnaissance was completed by Land Services Northwest, LLC. The report states that there were no indicators for the Mazama Pocket Gopher.

Compliance with Yelm's requirements under the Critical Areas Code does not ensure compliance with the provisions of the Endangered Species Act. The applicant should contact the US Fish and Wildlife Service with any questions about compliance with Federal standards for threatened species if, at any time, evidence of Priority Habitat Species or Mazama Pocket Gopher is found.

DESIGN STANDARDS

Site Design

The Yelm Unified Development Code requires setbacks of 35 feet from an urban arterial, 5 feet from side yards, and 25 feet from the rear yard [Section 18.32.040 YMC].

Buildings in the R-6 zoning district may be up to 35 feet in height [Section 18.32.040 YMC].

The proposed buildings meet the R-6 setback and height requirements.

Street Lighting

Adequate street lighting is necessary to provide safety to pedestrians, vehicles, and homeowners. Street lighting is reviewed at the time of civil plan review in order to assure adequate lighting.

Parking

Multi-family dwelling units require 1.5 spaces per 1-2 bedroom dwelling unit, 2 spaces per 3+ bedroom dwelling unit, and 1 guest space for every 10 units [Section 18.54.030 (A)].

Accessible spaces are required pursuant to the Americans with Disabilities Act. ADA requirements will be reviewed at civil plan review.

The preliminary site plan meets these requirements.

Water

Chapter 13.04 YMC and Chapter 6 of the Development Guidelines establish requirements for connection to the City's water system.

The site is not currently connected to City water service. Water connections are based on Equivalent Residential Units (875 cubic feet of water consumption per month).

There is a 12-inch service main located in 103rd Ave SE that extends to the eastern property edge. Connection to this line is required.

The City implements a cross-connection and backflow control program pursuant to Title 43 RCW and Chapter 248-54 WAC. A backflow prevention device is required to protect Yelm's water system from cross-connections from any irrigation systems [Section 13.04.220 (D) YMC].

Any onsite wells shall be decommissioned pursuant to Washington State Department of Ecology standards, and any associated water rights dedicated to the City.

Sewer

Chapter 13.08 YMC and Chapter 7 of the Development Guidelines establish requirements for connection to the City's sewer system.

There is a 4-inch sewer main located at the southern edge of the property. This line is required to be extended along the frontage of this property to the ingress to the site. Properties fronting 103rd Ave SE will be served by a future main extending east from the intersection of Grove Road & 103rd Ave SE. It is not favorable to extend the sewer line to the northern end of the property, as this would cross a critical area. A deferral for the future sewer main along 103rd Ave SE can be supported.

Any onsite septic systems shall be abandoned per the Thurston County Health Department standards.

Fire Protection

Fire protection to the buildings must be provided per the International Fire Code. The specific requirements for installation of additional fire hydrants will be determined during civil plan review. The International building code (IBC) provides occupancy ratings for different types of uses. The fire coverage system for the proposed use must meet IBC requirements.

Identified in the 2002 City of Yelm Water Comprehensive Plan is a requirement to install fire hydrant locks as part of the City's water conservation and accountability program.

Pursuant to IFC regulations, access into and through the development must have a width of no less than 26 feet. The preliminary site plan shows 26 ft access lanes.

Transportation

The City of Yelm Development Guidelines and the concurrency requirements of Chapter 18.16 YMC require all new developments to improve street frontages to current City standards.

Frontage improvements for SR 510 Yelm Loop are funded and scheduled to be completed by WSDOT. This improvement will also encumber a portion of the frontage of 103rd Ave SE. A deferral for the remainder of the 103rd Ave SE improvements can be supported.

Traffic Facilities Charges are based on the Institute of Traffic Engineers Trip Generation guide (ITE). The ITE lists multifamily housing as creating 0.44 new pm peak hour trips per unit. Credit for the existing single family residence should be given.

Stormwater

Impervious surfaces create stormwater runoff which, when uncontrolled and untreated can create health, safety, and environmental hazards. The City of Yelm has adopted the most current version of the Stormwater Management Manual for Western Washington (SWMMWW), which requires all development to treat and control stormwater.

Stormwater facilities require continued maintenance to ensure they remain in proper working condition.

Compliance with the 2019 SWMMWW is required at civil plan submission.

Landscape

The Unified Development Code at Section 18.55.020 YMC requires landscaping for all new development. Perimeter landscape includes an 8 foot planter area with a combination of evergreen and deciduous trees. The site shall provide a perimeter landscape around the west, south and east property lines, ending at the edge of the High Ground Water Flood Hazard boundary; no landscaping is necessary in the flood hazard area. Perimeter landscape is not required adjacent to or within the 50 foot high groundwater setback area.

Section 18.55.030 YMC allows alternative landscaping proposals that provide better solutions in terms of public benefit, involve a connection to a local park, or protect natural features. The creation of a community dog park and protection of the high groundwater hazard area achieves these requirements. A modified landscape plan showing a 6.5' perimeter landscape around the east and west property lines and 4' perimeter landscape around the south property line is favored by the City, as the applicant has agreed to put in a fence along the east property line. This fence was requested by the adjacent property owner to the east, as they own livestock.

Streetscape landscaping is required as part of street frontage improvements, and will be part of the agreement for deferral of frontage improvements.

Parking landscaping includes a minimum of 24 square feet of landscape area for each parking stall proposed, planting area must contain at least one tree with no parking stall located more than 50 feet from a tree. The proposed site plan does meet parking lot landscaping requirements. Parking lot landscaping meeting the standards of Section 18.55.020(D) YMC is required at civil plan submission.

Stormwater Facility Landscaping includes landscaping of the stormwater facility to be incorporated with all on-site landscaping. Any above ground stormwater facilities shall be landscaped pursuant to the requirements of Chapter 18.55 YMC.

Chapter 18.57 YMC requires the protection of trees during development. The existing trees onsite are located outside of the proposed development area, with the exception a few individual small growth trees. This meets the intent of protection during development.

Chapter 18.59 requires development to relate to street fronts by defining the street edge with building and landscape. This is achieved by providing direct access to the building from the

public sidewalk and substantial landscaping when parking is located adjacent to street frontage. It is unclear if the preliminary site plan provides pedestrian access from 170th St SE (Yelm Loop), and between the dwelling unit buildings. Pedestrian pathways should be provided from parking areas to the buildings, and from the public sidewalk to the development.

Section 18.61.050(B) YMC prohibits chain link fencing when visible from the street. Chain link fencing is shown along the edges of the high groundwater hazard area. The applicant shall provide detail of other fencing or landscape screening at civil plan submission.

The planned residential development overlay requires that natural landscape features such as trees and drainage ways be accepted as part of the landscaping plan [Section 18.21.080(G) YMC]. The preservation and protection of the high groundwater hazard area achieves this requirement.

Open Space

The Unified Development Code at Section 18.56.010 YMC requires multifamily residential developments to include equal to or greater than 10 percent of the gross area of the development as qualified open space. The planned residential development overlay is achieved by the use of imaginative design and the creation of environmental amenities superior to those generally found in conventional developments, while prioritizing the natural characteristics of the land [Section 18.64.020 YMC].

The applicant has achieved the requirements of the PRD by creating a dog park for the residents of the development in the high ground water hazard area.

Civil plans shall show compliance with Section 18.21.080(G) YMC regarding development in the HGWhA. A pedestrian pathway to the dog park is required and shall be shown on the final landscape plan. Chain-link fencing is prohibited when visible from the street pursuant to Section 18.61.050(B) YMC. The applicant shall provide fencing detail at civil plan submission.

Refuse Enclosures

Trash enclosures shall incorporate the architectural feature of the primary structure and landscaping. Trash enclosures should be located to the rear of the site, not located between a street and building, and the location should be approved by the local provider. The enclosure shall be constructed of CMU, wood or architectural steel, with gates of similar durable materials [Section 18.59.040 YMC].

The preliminary site plan shows adequate placement of the trash enclosure. Civil plans shall clearly show detail of the refuse enclosure and perimeter landscaping.

Mailboxes

New residential development shall coordinate the US Postal Service for the location of mailboxes. Mailboxes shall be cluster box units (CBU). Placement of CBU mailboxes shall be placed in a location that does not interfere with individual driveway access, or pedestrian pathways.

STAFF RECOMMENDATION

Section 18.14.080 YMC requires written findings prior to a decision on a planned residential development overlay.

The applicant has established that the proposed development is consistent with the goals and policies of the Yelm Comprehensive Plan, meets minimum requirements for fire and life safety, and provides adequate provisions for utilities and other public services, roads, streets, and sidewalks necessary to serve the needs of the development. The applicant has also established that there are no unavoidable impacts to adjoining streets and neighborhoods, the development creates no greater burden on present and public utilities and services than would result from traditional development, and the development is better than that resulting from traditional development.

The applicant has established that the proposed development uses imaginative design and superior environmental amenities while minimizing undesirable impact to adjacent properties.

The Public Services Department recommends that the planned residential development and administrative site plan be approved with the following conditions:

1. The conditions of the Mitigated Determination of Non-significance are hereby referenced and are considered conditions of this approval.
2. Connection to City water is required.
3. Connection to City sewer service is required.
4. An agreement for deferral of frontage improvements for 170th St SE and 103rd Ave SE shall be signed and recorded with Thurston County.
5. The sewer main located in 170th St SE shall be extended to the location of the ingress to the site. An agreement for deferral of sewer main improvement requirements for 103rd Ave SE shall be signed and recorded with Thurston County.
6. Fencing along the east property line ending at the high groundwater hazard area will be shown at civil plan submission.
7. Parking lot landscaping meeting the standards of Section 18.55.020(D) YMC is required at civil plan submission.
8. Any above ground stormwater facilities shall be landscaped pursuant to the requirements of Chapter 18.55 YMC.
9. Pedestrian pathways should be provided from parking areas to the buildings, and from the public sidewalk to the development.
10. The applicant shall provide fencing detail in compliance with Section 18.61.050(B) YMC at civil plan submission.

11. Civil plans shall show compliance with Section 18.21.080(G) YMC regarding development in the HGWHA. A pedestrian pathway to the dog park is required and shall be shown on the final landscape plan.



NOTICE OF APPLICATION
Mailed on: May 18, 2021

PROJECT NAME: Nisqually Landing
PROJECT LOCATION: 17021 103rd Ave SE
PROJECT PARCEL NUMBER: 64303100500
LAND USE CASE NUMBER: 2021.0237.PRO007

An application submitted by Andrew Montero, 160 NW Gilman Blvd Suite 248, Issaquah, Washington 98027 for the above referenced project was received by the City of Yelm on April 29, 2021. The City has determined the application to be complete on May 18, 2021. The application and any related documents are available for public review during normal business hours at the City of Yelm, 106 2nd Street SE, Yelm WA. For additional information, please contact the Community Development Department at (360) 458-3835.

PROJECT DESCRIPTION: The applicant proposes to construct 60 apartment units with associated parking and stormwater facilities

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Critical areas report, SEPA checklist, traffic generation memorandum, timeline, and preliminary drainage report

Additional Information or Project Studies Requested by the City: Revised site plan meeting design standards of R-6 Zoning District

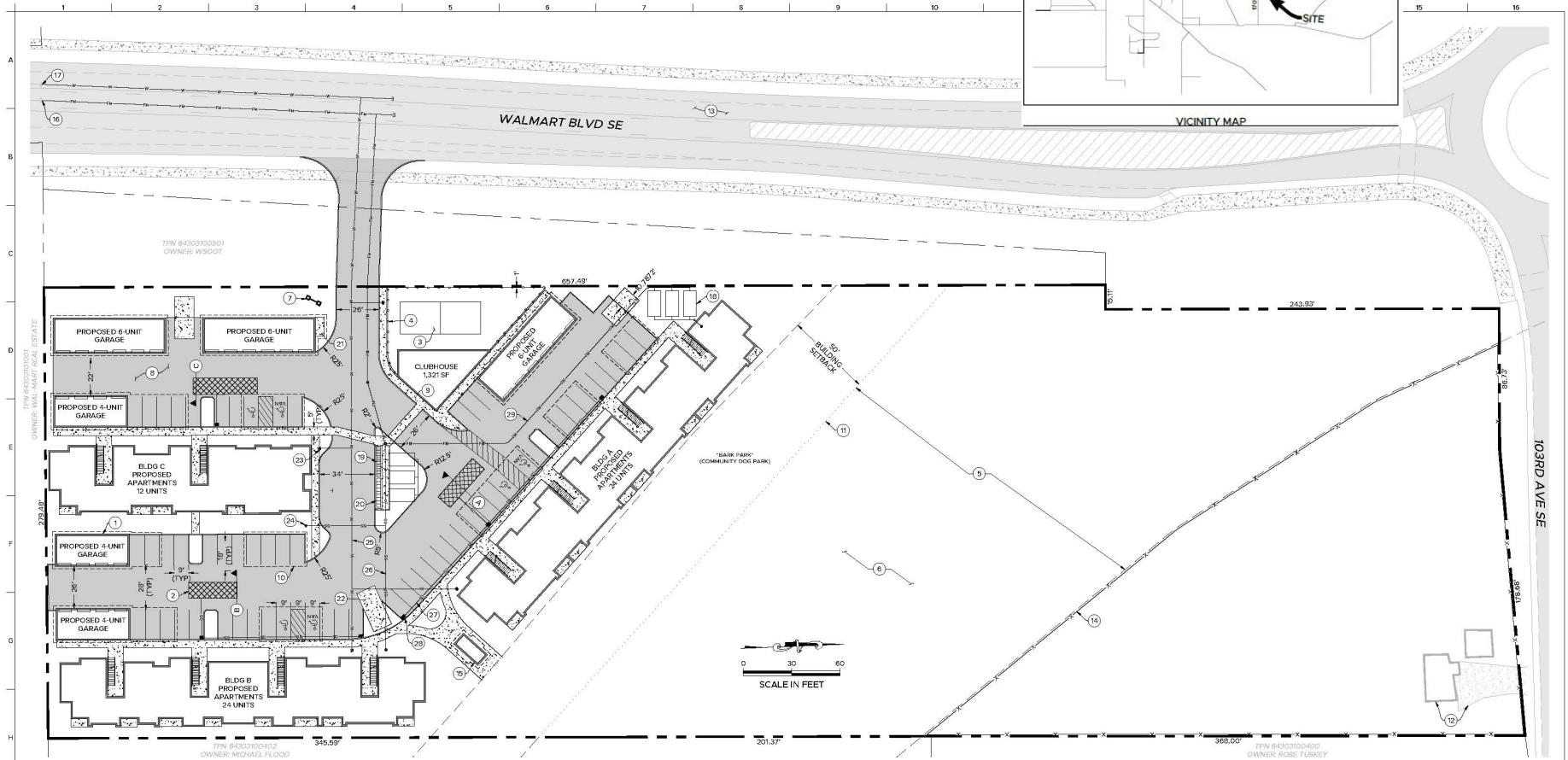
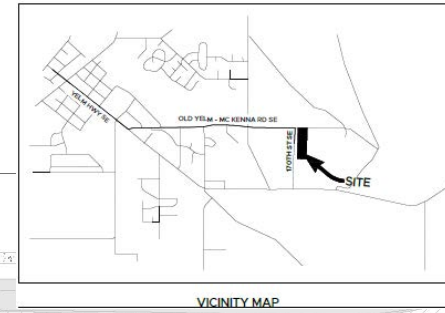
No preliminary determination of consistency with City development regulations has been made. At minimum, this project will be subject to the following plans and regulations: City of Yelm Comprehensive Plan, Unified Development Code Title 18 YMC, and the Stormwater Management Manual for Western Washington.

The City of Yelm invites your comments early in the review of this proposal. Comments should be directed to Casey Mauck, Community Development Department, 106 2nd Street SE, Yelm WA 98597, (360) 400-5001, or via email at caseym@yelmwa.gov.

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON June 2, 2021

This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. These recipients will also receive the following items when available or if applicable: Environmental Threshold Determination, Notice of Public Hearing and Notice of Final Decision. If the proposed project requires a City Council decision, it will be mailed to all those who participate in the public hearing and to anyone else requesting the decision in writing. Additionally, there will be a 14-day public comment period if an environmental determination is issued. Opportunities for appeal occur within twenty-one (21) days after the date the notice of decision is issued. City Council decision can be appealed through Superior Court.

Site Plan



KEY NOTES

- PROPOSED FULLY ENCLOSED GARAGE (TYP)
- PROPOSED INFILTRATION GALLERY (TYP)
- PROPOSED SHORT COURT/REGULATION PICKLE BALL COURT
- PROPOSED FENCE (TYP)
- HIGH GROUNDWATER HAZARD AREA
- PROPOSED OPEN SPACE 72,864 SF
- PROPOSED MONUMENT SIGN (TYP)
- PROPOSED ASPHALT PAVEMENT (TYP)
- PROPOSED SIDEWALK (TYP)
- PROPOSED COVERED PARKING (TYP)
- EDGE OF HIGH GROUNDWATER HAZARD AREA
- EXISTING HOUSE AND DRIVEWAY TO BE REMOVED
- FUTURE YELM LOOP BYPASS CONFIGURATION TO BE CONSTRUCTED BY OTHERS PRIOR TO CONSTRUCTION OF THIS PROJECT
- PROPOSED CHAINLINK FENCE (TYP)
- PROPOSED COVERED DOG WASH STATION
- CONNECT TO EXISTING STEPMAN
- CONNECT TO EXISTING WATER MAIN
- APPROXIMATE LOCATION OF PROPOSED STEP SYSTEM (TYP)
- PROPOSED AMAZON HUB
- PROPOSED MAIL BOX BANK
- PROPOSED COVERED SCHOOL BUS WAITING AREA
- PROPOSED SOLID WASTE PICKUP
- PROPOSED WATER METER (TYP)
- PROPOSED SEWER CLEANOUT (TYP)
- PROPOSED WATER LINE (TYP)
- PROPOSED SANITARY SEWER LINE (TYP)
- PROPOSED STORMDRAIN (TYP)
- PROPOSED TYPE I CATCH BASIN
- PROPOSED FORCE MAIN (TYP)

SITE DATA

PARCEL #: 64303100500
 SITE ADDRESS: 17021 103RD AVE SE
 YELM, WA 98597
 GROSS ACREAGE: 5.62 AC (PER COUNTY DATA)
 ZONING: R-6
 EXISTING USE: SINGLE FAMILY RESIDENCE
 PRECEDING JURISDICTION: YELM, WA

SITE COVERAGE DATA

TOTAL SITE AREA: 229,447 SF
 CRITICAL AREAS: 72,864 SF
 MINOR SURFACE: 67,022 SF (29% OF SITE)
 TOTAL HARD SURFACE: 67,022 SF (29% OF SITE)

SURVEY DATA

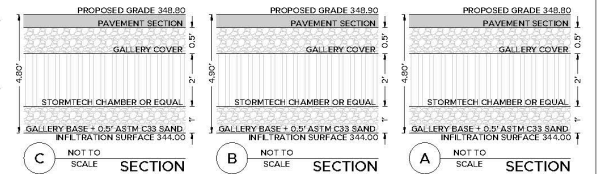
EXISTING FEATURES ARE APPROXIMATELY AS DEPICTED IN THURSTON COUNTY GEODATA. FUTURE YELM LOOP BYPASS CONFIGURATION AS PROVIDED BY WSDOT.

PARKING COUNT

STANDARD STALLS: 32
 COVERED STALLS: 30
 GARAGE STALLS: 30
 TOTAL STALLS: 92

BUILDING DATA

EXISTING DWELLING UNITS: 1
 DWELLING UNITS TO BE REMOVED: 1
 PROPOSED DWELLING UNITS: 60
 1 BED UNITS: 13
 2 BED UNITS: 20
 3 BED UNITS: 17



| DATE | REVISION | OWN BY | APPROV BY |
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811
 Know what's BELOW
 Call 811 before you dig.

Revised 60 - Unit Site Plan

IRISGROUP
 civil engineers

360-688-1302 | 420 Golf Club Rd SE, Suite 200, Lacey, WA 98503

SITE PLAN

NISQUALLY LANDING

NW 1/4 NE 1/4 S 29 T 17 R 2E WM
 TRN 64303100500
 17021 103RD AVE SE
 YELM, WA 98597

C-1

1 of 1



Notice of Public Hearing – Yelm Hearing Examiner

DATE: Thursday, September 16, 2021 – 10:00 AM

PLACE: [Zoom](#) –

https://us06web.zoom.us/webinar/register/WN_TAz5Z_28SKKNrjX-c7Rc5w

PURPOSE: Public Hearing to receive comments regarding the following

1. Nisqually Landing Apartments, Administrative Site Plan Review & Planned Residential Development Zoning Overlay
Case # 2021.0023. Request to construct a 60-unit apartment complex on approximately 8.31 acres, located on the southeast corner of 170th St SE and 103rd Ave SE. Assessor's Tax Parcel Number 64303100500.

City of Yelm Hearing Examiner will hold a public hearing to receive comments on the application listed above. The Hearing Examiner will make a decision on these matters within 10 working days after the hearing.

Testimony may be given at the hearing or through any written comments. Comments must be received by the close of the public hearing. Such written comments may be submitted to the City of Yelm at the address shown above or mailed to: City of Yelm Public Services Department, 106 2nd Street SE, Yelm WA 98597.

Any related documents are available for public review during normal business hours at the City of Yelm, 106 2nd Street SE, Yelm WA 98597. For additional information, please contact the Public Services Department at (360) 400-5001.

It is the City of Yelm's policy to provide reasonable accommodations for people with disabilities. If you are a person with a disability in need of accommodations to conduct business or to participate in government processes or activities, please contact Lori Mossman at 360-458-8402 at least five working days prior to the scheduled event. For information on the Americans with Disabilities Act and the Title VI Statement visit our web page at <http://www.yelmwa.gov/human-resources/>.

PLEASE DO NOT PUBLISH BELOW THIS LINE

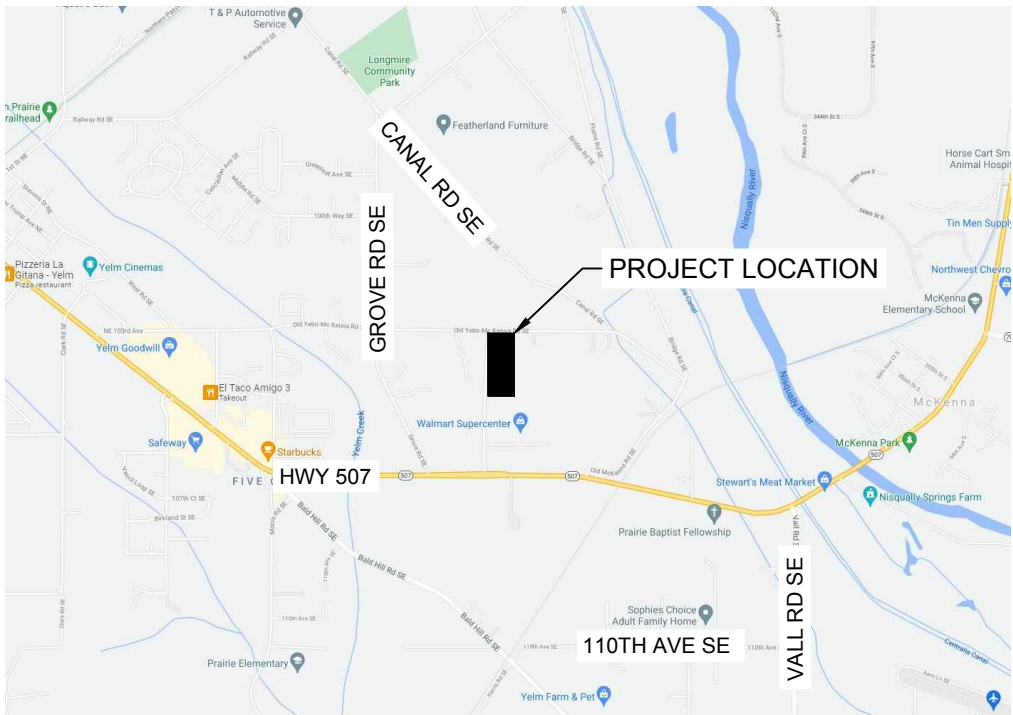
Published: Nisqually Valley News, Thursday August 26, 2021

Posted: City of Yelm Website, Tuesday August 17, 2021

SECTION 01, TOWNSHIP 19 N, RANGE 03 E, W.M.

NISQUALLY LANDING

17021 103RD AVE SE
YELM, WA 98597



VICINITY MAP

SCALE: NTS

PROJECT INFORMATION:

ZONING: R-6

PARCEL NUMBER: 64303100500

PARCEL AREA: 5.62 AC

BASIS OF BEARING:

S 87°53'52" E ALONG THE CENTERLINE OF 103RD AVENUE SOUTHEAST PER GPS FIELD TIES TO EXISTING MONUMENTS. SEE RECORD OF SURVEY REC. 55/280.

VERTICAL DATUM:

NAVD88

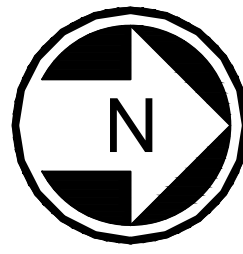
LEGAL DESCRIPTION:

THE EASTERLY 282 FEET OF THAT PART OF TRACTS 4 AND 5, BLOCK 31, MCKENNA IRRIGATED TRACTS, AS RECORDED IN VOLUME 9 OF PLATS, PAGES 43 AND 44, LYING WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 10 OF SAID BLOCK 31, EXCEPT THAT PORTION CONTAINED IN STIPULATED JUDGMENT AND DECREE OF APPROPRIATION AS FILED JULY 26, 2010 IN THURSTON COUNTY COURT CAUSE NO. 09-2-02159-4, IN THURSTON COUNTY, WASHINGTON.

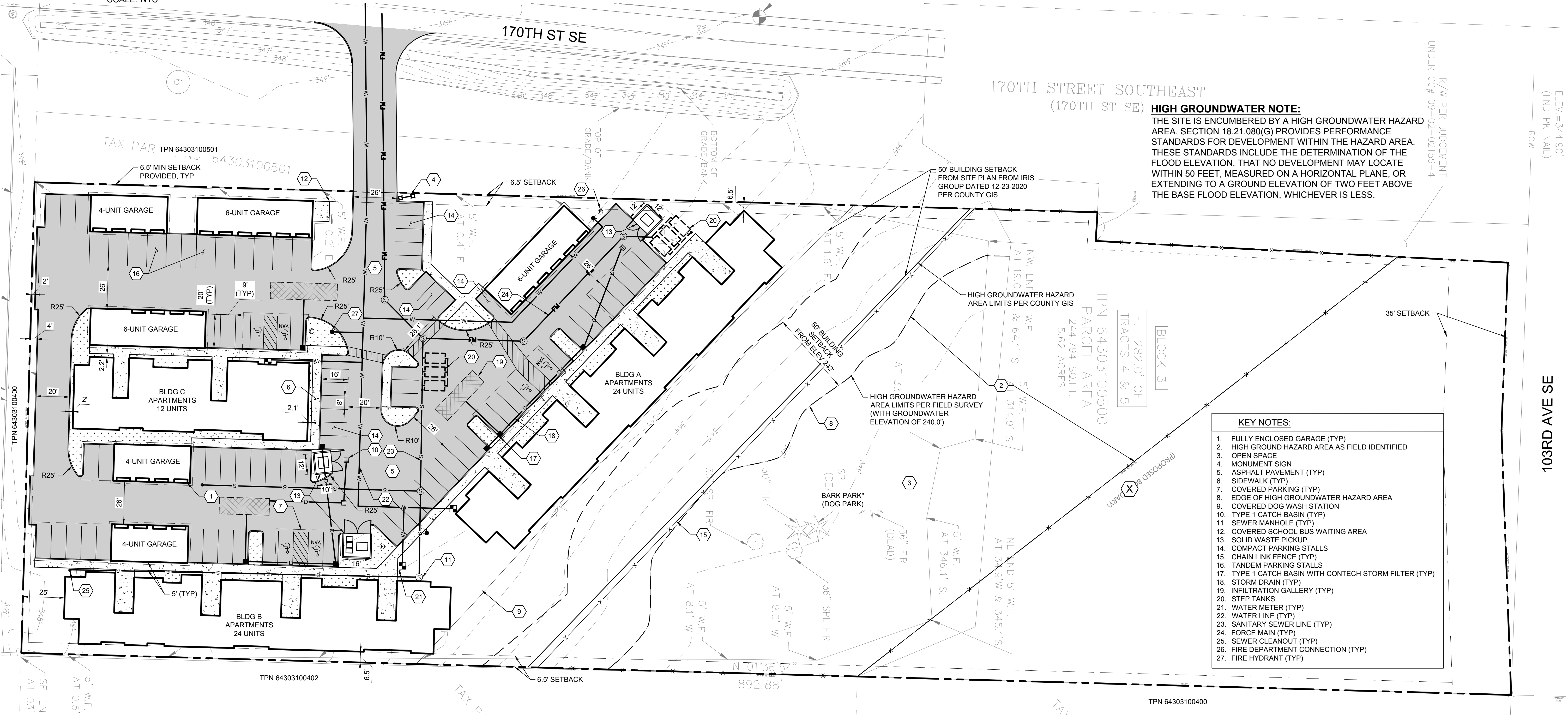
PARKING TABLE:

STANDARD STALLS = 52
GARAGE STALLS = 30
COMPACT STALLS = 19
TANDEM STALLS = 10
ADA STALLS = 6

TOTAL STALLS = 117



SCALE IN FEET



HIGH GROUNDWATER NOTE:

THE SITE IS ENCUMBERED BY A HIGH GROUNDWATER HAZARD AREA. SECTION 18.21.080(G) PROVIDES PERFORMANCE STANDARDS FOR DEVELOPMENT WITHIN THE HAZARD AREA. THESE STANDARDS INCLUDE THE DETERMINATION OF THE FLOOD ELEVATION, THAT NO DEVELOPMENT MAY LOCATE WITHIN 50 FEET, MEASURED ON A HORIZONTAL PLANE, OR EXTENDING TO A GROUND ELEVATION OF TWO FEET ABOVE THE BASE FLOOD ELEVATION, WHICHEVER IS LESS.

KEY NOTES:

1. FULLY ENCLOSED GARAGE (TYP)
2. HIGH GROUNDWATER HAZARD AREA AS FIELD IDENTIFIED
3. OPEN SPACE
4. MONUMENT SIGN
5. ASPHALT PAVEMENT (TYP)
6. SIDEWALK (TYP)
7. COVERED PARKING (TYP)
8. EDGE OF HIGH GROUNDWATER HAZARD AREA
9. COVERED DOG WASH STATION
10. TYPE 1 CATCH BASIN (TYP)
11. SEWER MANHOLE (TYP)
12. COVERED SCHOOL BUS WAITING AREA
13. SOLID WASTE PICKUP
14. COMPACT PARKING STALLS
15. CHAIN LINK FENCE (TYP)
16. TANDEM PARKING STALLS
17. TYPE 1 CATCH BASIN WITH CONTECH STORM FILTER (TYP)
18. STORM DRAIN (TYP)
19. INFILTRATION GALLERY (TYP)
20. STEP TANKS
21. WATER METER (TYP)
22. WATER LINE (TYP)
23. SANITARY SEWER LINE (TYP)
24. FORCE MAIN (TYP)
25. SEWER CLEANOUT (TYP)
26. FIRE DEPARTMENT CONNECTION (TYP)
27. FIRE HYDRANT (TYP)

PREPARED BY: / DATE: /

CHECKED BY: / DATE: /

BACK-CHECKED BY: / DATE: /

VERIFIED BY: / DATE: /

08/25/21 | 3:47 PM | CNGUYEN

\\192.168.15.1\U-DRIVER\31416601 - NISQUALLY LANDING\10 CADD & BIM\10.1 AUTOCAD\DESIGN\NR31416601_C1.0.DWG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES AND SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE: 811
A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

PRELIMINARY

HUITT-ZOLLARS

1102 Broadway, Suite 301
Tacoma, Washington 98402
Phone (253) 627-9131 Fax (253) 627-4730

MARATHON DEVELOPMENT
160 NW GILMAN BLVD., STE 248
ISSAQUAH, WA 98027

| | |
|---------------------|-----------------------------|
| DESIGNED BY: CQN | SCALE: 1" = 30' |
| DRAFTED BY: CQN | FILENAME: R31416601_C1.0 |
| CHECKED BY: WED | JOB NO: R314166.01 |
| APPROVED BY: WED | DATE: 08/25/2021 |

NISQUALLY LANDING
17021 103RD AVE SE
YELM, WA 98597

PRELIMINARY SITE PLAN

DRAWING NO.

C1.0

SHEET: 1 of 1

Mitigated Determination of Non-Significance

SEPA #: 2019.0345.EN0003

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Proponent: Dennis Daly

Description of Proposal: Nisqually Landing Apartments, 50-unit multi-family development

Location of the Proposal: 17021 103rd Avenue SE, Yelm, WA

Section/Township/Range: Section 29 Township 17 Range 2E, W.M.

Threshold Determination: The City of Yelm as lead agency for this action has determined that this proposal does not have a probable significant adverse impact on the environment. Therefore, an environmental impact statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Mitigating Measures: See Attachment A

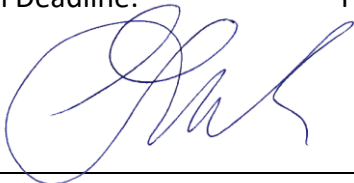
Lead agency: City of Yelm

Responsible Official: Grant Beck, Community Development Director

Date of Issue: November 1, 2019

Comment Deadline: November 15, 2019

Appeal Deadline: There is no local administrative appeal of a MDNS



Grant Beck, Community Development Director

This Mitigated Determination of Non-Significance (MDNS) is issued pursuant to Washington Administrative Code 197-11-340 (2). Comments must be submitted to Grant Beck, Community Development Department, at City of Yelm, 106 2nd Street SE, Yelm, WA 98597, by November 15, 2019, at 5:00 P.M. The City of Yelm will not act on this proposal prior November 15, 2019 at 5:00 P.M. Full documents may be viewed on the City website at www.yelmwa.gov.

DO NOT PUBLISH BELOW THIS LINE

Published: Nisqually Valley News, Friday, November 7, 2019
Posted in public areas: Monday, November 4, 2019

Copies to: All agencies/citizens on SEPA mailing list
Dept. of Ecology w/checklist

ATTACHMENT

Project Number 2019.0345.EN0003

Findings of Fact

- A. This Mitigated Determination of Non Significance is based on the project as proposed and the impacts and potential mitigation measures reflected in the Environmental Checklist submitted July, 2019, prepared by the Iris Group PLLC.
- B. The City of Yelm is identified as a Critical Aquifer Recharge Area, a designated environmentally sensitive area. Potential Impacts to groundwater quality and quantity will be mitigated through measures that meet or exceed the standards in the Stormwater Management Manual for Western Washington, as published by the Washington State Department of Ecology.
- C. The Mazama Pocket Gopher has been listed as a threatened species by the Washington Department of Fish and Wildlife since at least 2008. Yelm has protected this species through the implementation of the Critical Areas Code. In April, 2014, the U.S. Fish and Wildlife Service listed the Yelm subspecies of the Mazama Pocket Gopher as threatened under the Endangered Species Act. While the City of Yelm is not responsible for implementation or enforcement of the Endangered Species Act, it consults with the Service and provides notice to applicants that the pocket gopher is a federally protected species and a permit from the U.S. Fish and Wildlife Service may be required.

Soil suitability maps show that the site has a preferred soils for gopher habitat. A report issued by Land Services NW, LLC showed no evidence of gophers.
- D. The site is encumbered by a High Groundwater Flood Hazard Area. Compliance with the City of Yelm Critical Areas Code, Chapter 18.21 YMC provides protection to and from high groundwater flooding.

Mitigation Measures

- 1. A final drainage report meeting the minimum requirements of the Stormwater Management Manual for Western Washington, as published by the Washington State Department of Ecology shall be submitted with civil plan submission.
- 2. Stormwater facilities shall meet the minimum requirements of Section 18.21.080(G).

Environmental Checklist with City Markup

CITY OF YELM

ENVIRONMENTAL CHECKLIST

CITY USE ONLY

FEE: \$150.00

DATE REC'D

BY:

FILE NO.

A. BACKGROUND

1. Name of proposed project, if any:

Nisqually Landing Apartments

2. Name of applicant:

**Dennis Daly
C/O The Iris Group PLLC – Nick Taylor**

3. Address, phone number and email address of applicant and of any other contact person:

**4160 6th Ave SE
Suite 105
Lacey, WA 98503
(360) 688-1302
ntaylor@irisgroupconsulting.com**

4. Date checklist prepared:

6/30/19

5. Agency requesting checklist:

City of Yelm

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

Construction in spring 2020.

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

No

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

**Geotechnical Engineering Report prepared by GeoResources, dated 6/10/19.
Mazama Pocket Gopher Absence Report by Land Services Northwest, dated
9/27/18.**

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

No

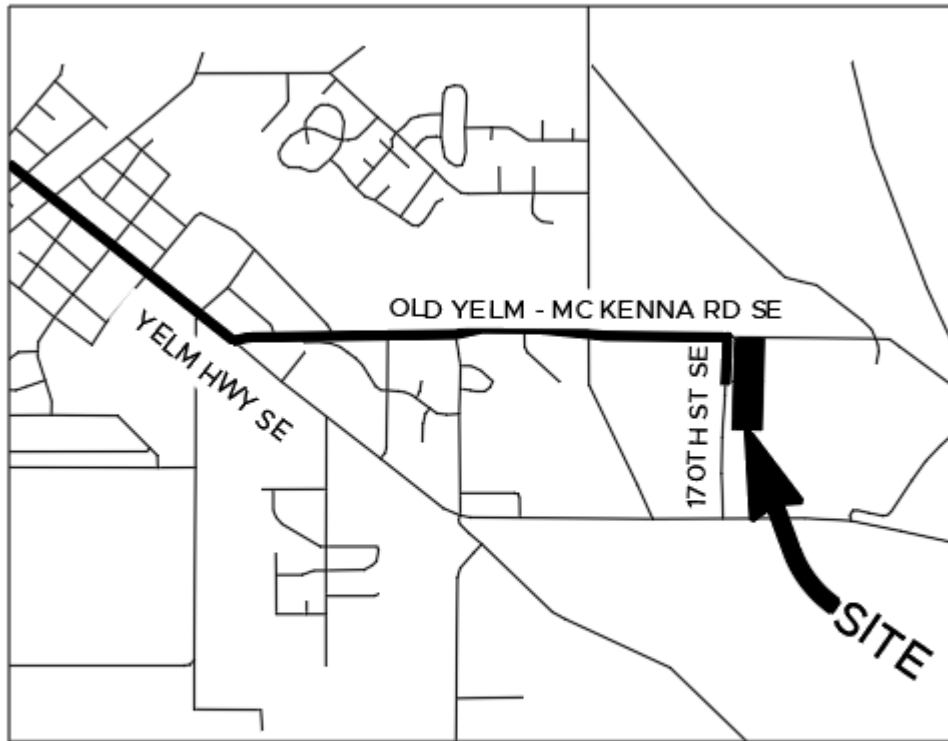
10. List any government approvals or permits that will be needed for your proposal, if known.

Land use approval, civil permits, building permit.

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.

50-unit apartment development and associated features

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. You need not duplicate maps or detailed plans submitted with any permit applications related to this checklist.



VICINITY MAP
NTS

DIRECTIONS TO SITE

1. FROM I-5 TAKE EXIT 111 FOR WA-510 E/MARVIN ROAD S TOWARD YELM
2. KEEP RIGHT AT THE FORK TO CONTINUE TOWARD GALAXY DR NE
3. TURN LEFT ONTO MARTIN WAY E
4. TURN RIGHT ONTO WA-510 E/MARTIN RD SE
5. AT THE TRAFFIC CIRCLE, TAKE THE 3RD EXIT ONTO WA-510 E
6. AT THE TRAFFIC CIRCLE, TAKE THE 1ST EXIT AND STAY ON WA-510 E
7. AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT ONTO WA-510 E/YELM HWY SE
8. CONTINUE ON YELM HWY SE
9. MAKE A LEFT ON OLD YELM - MC KENNA RD SE
10. TURN RIGHT ON 170TH ST SE
11. DESTINATION IS ON THE LEFT

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one):

flat, rolling, hilly, steep slopes, mountainous, other _____

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

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 prime farmland.

Spanaway gravelly sandy loam.

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

No

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Crushed gravel for building and parking lot base. Local source.

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

Yes. If construction stormwater pollution prevention practices are not followed there is a chance of surficial erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction such as asphalt or buildings?

28% as currently shown

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

Adherence to the construction stormwater pollution prevention practices described in the Thurston County Drainage Design and Erosion Control Manual.

**Stormwater Management
Manual for Western
Washington**

2. **Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile exhaust, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Construction and personally owned vehicle emissions. Quantities typically associated with operation of motor vehicles.

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

None anticipated.

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

Standard motor vehicle emission control devices.

3. **Water**

- a. Surface Water

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

No, however the site is adjacent to a mapped high groundwater hazard area.

- 2) Will the project require any work over, in, or adjacent to (within 300 feet) the described waters? If yes, please describe and attach available plans.

No.

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

None.

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

No

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

No **The site is encumbered by a high groundwater flood hazard area. Development shall meet the Critical areas code Chapter 18.21 YMC**

- 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. Groundwater:

- 1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- 2) Describe the underlying aquifer with regard to quality and quantity, sensitivity, protection, recharge areas, etc. **Extremely sensitive Aquifer**

Nisqually River watershed.

- 3) Describe waste material that will be discharged into or onto the ground from septic tanks or other sources, if any (such as domestic sewage; industrial byproducts; agricultural chemicals).

None.

- c. Water Runoff (including storm water):

- 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.

Post-development runoff will be collected, treated as required, and infiltrated into the ground.

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

It is possible that a hazardous material spill could combine with surface water, and possible groundwater if the spill is not appropriately managed.

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

Stormwater treatment devices. Adequate separation between infiltration surfaces and seasonally high groundwater elevation.

**Stormwater Management
Manual for Western
Washington**

4. **Plants**

- a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, oak, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grasses

☒ pasture

☐ crops or grains

☐ wet soil plants: cattail, buttercup, bulrush, 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?

Approximately 30% of existing grass and shrub cover will be removed.

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

None known.

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

Some native plants will be specified in proposed landscaping areas.

5. **Animals**

- a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

birds: **hawk**, heron, ducks, eagle, **songbirds**, other: _____

mammals: **deer**, **bear**, elk, beaver, other: _____

fish: bass, salmon, trout, shellfish, other: _____

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

The Mazama Pocket Gopher is known to inhabit nearby sites.

**Reconnaissance
showed no evidence**

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

Do not know

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

None proposed

6. **Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, gasoline, heating oil, wood, solar etc.) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, transportation, etc.

Electric or natural gas will be utilized for heating

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

Not anticipated

- 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:

Compliance with Washington State Energy Code.

7. **Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spills, of hazardous waste, that could occur as a result of this proposal? If so, describe.

None known

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

Police and fire response

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

None proposed

- b. Noise

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

Traffic from Walmart Blvd SE to the West and the Walmart Store to the South.

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

Short term construction noise. Long term vehicle and residential noise.

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

None proposed

8. **Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?

The site is currently vacant.

- b. Has the site been used for mineral excavation, agriculture or forestry? If so, describe.

Livestock pasture.

- c. Describe any structures on the site.

Existing mobile home.

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

No proposed demolition.

Mobile home to be removed

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

Moderate Density Residential

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

Moderate Density Residential, R-6

- 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 "natural resource", "critical" or "environmentally sensitive" area? If so, specify.

Extremely sensitive Aquifer

A portion of the site is designated as a High Groundwater Hazard Area

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

Up to 50 families

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

None

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

Not applicable

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

Adherence to applicable zoning and development regulations

9. **Housing**

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

52 units. No specific income level identified.

- 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:

Not applicable

10. **Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

35' maximum building height. Exterior building materials are anticipated to be common pacific northwest-style finishes.

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

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:
Adherence to applicable building and development regulations

11. **Light and Glare**

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

None anticipated.

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

Not anticipated

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

Lights from the Walmart Store to the South

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

Parking lot and building lighting with full cutoff shields

12. **Recreation**

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

None known

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

No

- c. Proposed measures to reduce or control impacts or provide recreation opportunities:

Designation of recreational open space

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None known

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

None proposed

14. Transportation

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

Vehicle and pedestrian access from Walmart Blvd SE

- b. Is site currently served by public transit? By what means? If not, what plans exist for transit service?

No

- c. How many parking spaces would the completed project have? How many would the project eliminate?

104 new parking spaces. No existing spaces eliminated 116 stalls proposed

- d. Will the proposal require any new sidewalks, trails, roads or streets, or improvements to existing sidewalks, trails, roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

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

No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

21 new pm peak hour trips

Do not know trips generated or time of peak volume

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

Payment of transportation impact fees

Public Services

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

Yes; fire protection, police protection, health care, school, post office, refuse service, animal control

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

Payment of impact fees

15. Utilities

- 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.

Extension of water and sewer along Walmart Blvd SE frontage to the project site. Installation of electricity and natural gas services

C. SIGNATURE

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

Signature:

Date Submitted:

Daly Mazama Pocket Gopher (*Thomomys Mazama*) Absence Report

Prepared for:

**Dennis Daly
Xxxx Johnson Point NE
Olympia, WA 98506**

Prepared by:

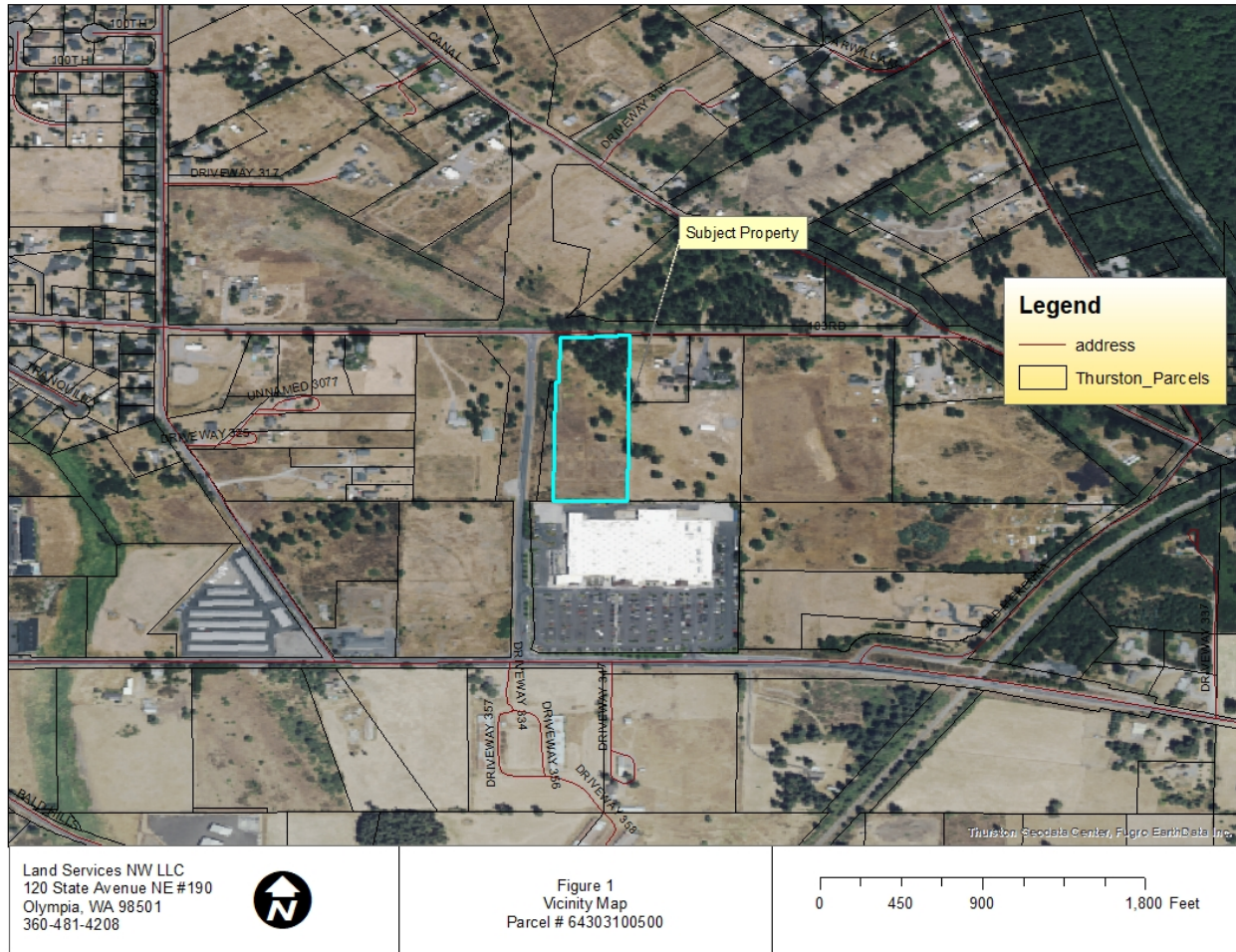
**Alexander Callender, MS, PWS
Ecologist
LAND SERVICES NORTHWEST LLC**

(360) 481-4208

September 27, 2018

1.0 INTRODUCTION

This report is the result of a survey of the 5.62 acre parcel at 17021 103rd Avenue SE Parcel # 64303100500 in Yelm, WA with the legal description of Section 29 Township 17 Range 2E Quarter NW NE Plat MCKENNA IRRIGATED TRACTS BLK 31 LT 4 & 5 Document 009/044 E 282F LYING WLY OF NLY EXT OF E LN OF LT 10 BLK 31 LESS CC 09-2-032159-4 in Thurston County (**Figure 1**).



The Purpose of this report is to provide a study of the presence or absence of indicators of the Mazama Pocket Gopher (*Thomomys Mazama*) (MPG). Four subspecies of Mazama pocket gophers found in Thurston County are listed as threatened under the Endangered Species Act (ESA). Impacts to Mazama pocket gophers should be avoided or addressed through USFWS permitting processes. The presence of this species on a property may have regulatory implications that may limit the amount or type of development that can occur on a property in order to avoid “take” of the species. Take is defined under the ESA as as harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect any threatened or endangered species. The Thurston County Protocol which has been adopted is accepted as the best available science in order to avoid the risk of take and requires two

visit 30 days apart among other things. The protocol has been copied and the information should meet the needs of the City of Yelm.

This study should allow the reader to assess whether the Mazama pocket gopher is likely to be found on site and what the implications of its presence or absence may have with regard to permitting a residence or other structures or development.

2.0 METHODS

2.1 Review of Existing Information

Background Review

Background information on the subject property was reviewed prior to field investigations and included the following:

- Thurston County Geodata Gopher Soils Shapefiles
- WDFW Priority Habitats and Species Information
- USFWS species list information
- WDFW species information

2.2 Summary of Existing Information

The existing information shows gopher soils within 600 feet of the subject property. They are a Spanaway gravelly sandy loam, 0 to 3 percent slopes and Spanaway gravelly sandy loam 3-15 percent slopes, which are more preferred according to Attachment A below (**Figure 2**).

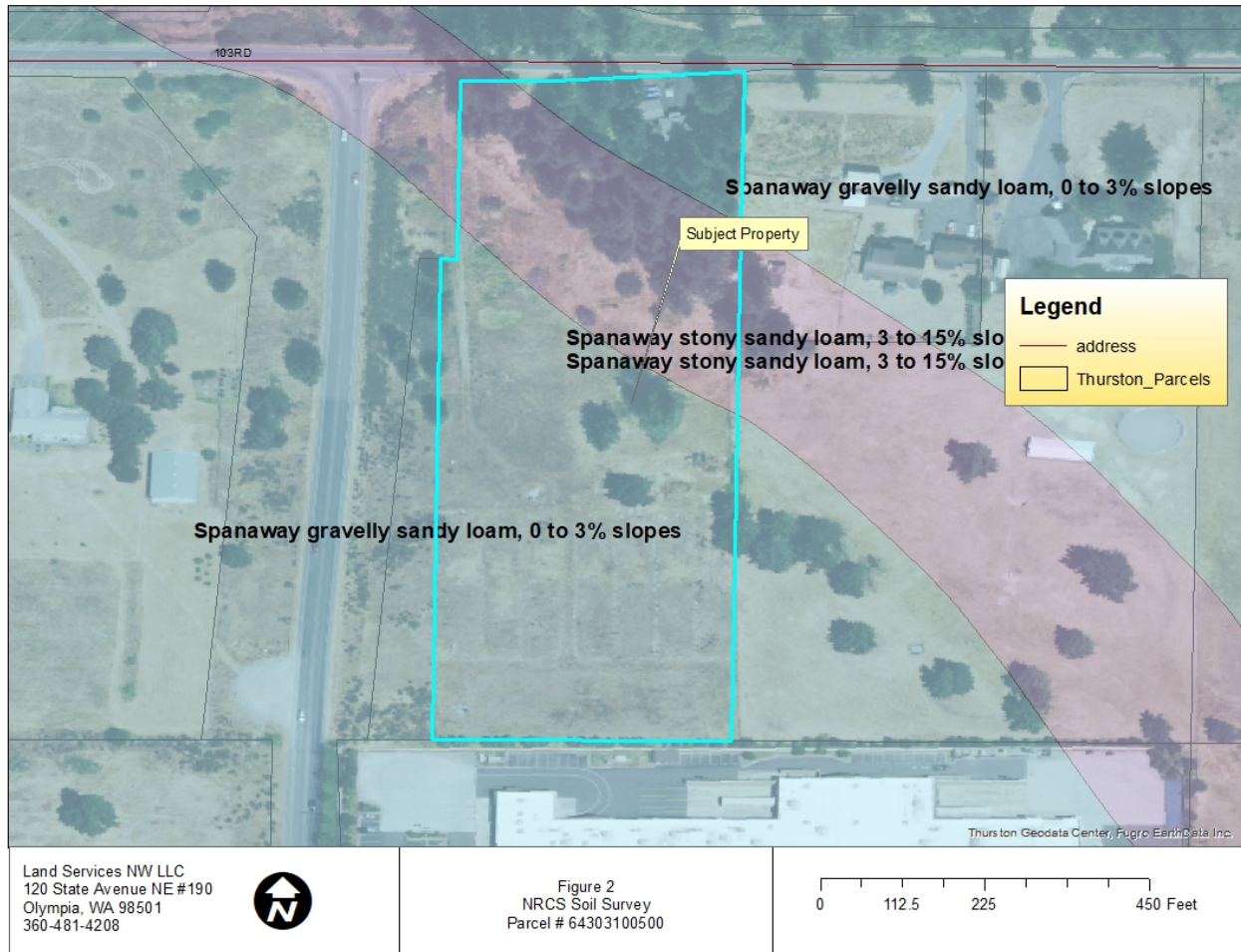
3.0 Existing Conditions

The subject property is a relatively flat 5.62 acre parcel. The parcel has fruit trees and large Douglas firs in the northeastern portion of the property and pastureland on the remaining acreage. Walmart is to the south (**Figure 3**). The site was cross fenced and there is a large amount of concrete debris found on site.

Attachment A

Table 1. Soils known to be associated with Mazama pocket gopher occupancy.

| Mazama Pocket Gopher Preference | Soil Type |
|--|---|
| <p>More Preferred</p> <p>(formerly High and Medium Preference Soils)</p> | <p>Nisqually loamy fine sand, 0 to 3 percent slopes</p> <p>Nisqually loamy fine sand, 3 to 15 percent slopes</p> <p>Spanaway-Nisqually complex, 2 to 10 percent slopes</p> <p>Cagey loamy sand</p> <p>Indianola loamy sand, 0 to 3 percent slopes</p> <p>Spanaway gravelly sandy loam, 0 to 3 percent slopes</p> <p>Spanaway gravelly sandy loam, 3 to 15% slopes</p> |
| <p>Less Preferred</p> <p>(formerly Low Preference Soils)</p> | <p>Alderwood gravelly sandy loam, 0 to 3 percent slopes</p> <p>Alderwood gravelly sandy loam, 3 to 15 percent slopes</p> <p>Everett very gravelly sandy loam, 0 to 3 percent slopes</p> <p>Everett very gravelly sandy loam, 3 to 15 percent slopes</p> <p>Indianola loamy sand, 3 to 15 percent slopes</p> <p>Kapowsin silt loam, 3 to 15 percent slopes</p> <p>McKenna gravelly silt loam, 0 to 5 percent slopes</p> <p>Norma fine sandy loam</p> <p>Norma silt loam</p> <p>Spana gravelly loam</p> <p>Spanaway stony sandy loam, 0 to 3 percent slopes</p> <p>Spanaway stony sandy loam, 3 to 15 percent slopes</p> <p>Yelm fine sandy loam, 0 to 3 percent slopes</p> <p>Yelm fine sandy loam, 3 to 15 percent slopes</p> |





The WDFW Priority Habitats and Species Map shows the MPG in the vicinity of the subject property within 600 feet (**Appendix B**).

2.3 2018 Mazama Pocket Gopher Protocol

A. General Information – 2018 Approach

1. The MPG review season will run June 1-October 31, 2018.

Survey Done August 24, 2018

2. The protocol described in this memorandum will only apply to properties not known to be occupied by MPG since April 2014, the date of the federal listing.

3. Negative determinations will be valid for the length of the underlying County permit or approval, per County code.

The determination is negative.

4. Qualified consultants may perform field reviews and submit results for County evaluation, per the CAO. Consultants must have received training from USFWS at one of the two trainings offered in May/June 2018.s

The author is on the USFWS list as having passed the training and is qualified to make a determination with this certification.

B. In-Office Procedures

1. Staff will review land use applications to determine if the MPG field screening protocols described in this memorandum must be initiated for the following:

a. Within 600 feet of a site known to have positive MPG occurrence; or

The PHS shows the Mazama pocket gophers in the vicinity of the site and within 600 feet.

b. On or within 300 feet of a soil type known to be associated with MPG occupancy.

The Map shows associated soils The soils are Spanaway gravelly sandy loam which are preferred by the MPG.

2. County staff will determine if other factors preclude the need for field screening. See Preliminary assessment below.

N/A

3. Staff will notify applicants if their application cannot be excluded from further review.

4. Applicants may hire a consultant to perform field review, or may request that field review be conducted by County staff according to the protocol described in this memorandum.

5. County staff will review critical area reports submitted by consultants.

6. For sites to be screened by the County, staff will coordinate site visits with landowners/applicants, ensure advance notification and property access, and develop site visit schedules.

7. For sites where no MPG activity is observed, the County will provide applicants with a project condition that requires them to stop construction activity and alert the County and USFWS if evidence of MPG occupancy is observed.

N/A - No activity observed

8. Thurston County landowners who know or learn that Mazama pocket gophers are present on their property can move forward with their proposed development by: 1) proposing mitigation to the County as directed in the County's Critical Areas Ordinance (Title 24 TCC); or 2) contacting USFWS directly to discuss the review, assessment, and mitigation process most appropriate for their site(s) and proposed activities; or 3) waiting to participate in the yet to be completed Thurston County HCP.

C. Preliminary Assessment

As land use applications are received, properties mapped with or within 300 feet of gopher and/or prairie soils undergo the following preliminary assessment in-office.

1. For properties or project areas that appear to meet County criteria below, an internal review is conducted by staff biologist to determine if the project may be released from the full gopher review process. The following criteria may release a project from further gopher review:

a. Locations west of the Black River, or on the Steamboat Island or Cooper Point peninsulas.

N/A

b. Sites submerged for 30 consecutive days or more since October 31, 2017.

N/A

c. Sites covered with impervious surfaces (as defined in CAO Chapter 17.15 and Title 24).

N/A

d. Fully forested (>30%) sites with shrub and fern understory.

N/A

e. Sites that consist of slopes greater than 40 percent, or that contain landslide hazard areas (per existing County regulations).

N/A

f. Sites on less preferred MPG soils north of Interstate 5.

N/A

g. Building to take place in the footprint of an existing structure (also mobile home replacements in the same footprint).

N/A

h. Mobile home replacements in existing lots in an existing mobile home park.

It is not a mobile home replacement.

i. Heating oil tank removal

N/A

j. Foundation repair

N/A

k. Projects which lie >300 feet from mapped gopher soils.

It is within 300 ft

There is a portion of the Northeast corner that would meet the fully forested conditions (Appendix C)

2. If a property and/or project area do not meet internal review criteria, the project is put on a list to be scheduled for full MPG review during the appropriate seasonal review period.

3. In addition to the in-office preliminary assessment, the County HCP biologist may, if time allows, visit properties prior to the first gopher review in order to screen for prairie habitat. This screening process focuses on the presence or absence of native prairie plants, Oregon white oak trees (*Quercus garryana*), or Mima mounds protected under the Critical Areas Ordinance (CAO).

Although there may be some prairie species present, the area has been pasture and has been graded and the prairie habitat was not found.

D. Implementation Measures

In order to ensure the review process runs efficiently, the following measures will be implemented as part of the 2018 screening approach. These are intended to reduce costs and staff

time, and ensure that MPG screening requests, especially those associated with building permit applications, are screened during the screening season.

1. No soil verification will be required in conjunction with MPG field screening.

2. Site mowing or brushing will be required to initiate first site visits, where necessary and feasible, and completed two to four weeks in advance of the site visit.

Site was mowed and the ground was visible in most areas.

3. No further screening will be conducted in 2018 following the detection of MPG mounds on a property. The County will notify landowners that MPG evidence has been detected within two weeks.

The Mazama pocket Gopher mounds were **not found.**

4. At the end of the 2018 season, County staff will provide data regarding MPG occupancy to USFWS.

5. No additional site visit will be required if indeterminate mounds are detected, if the full number of required visits has been completed.

N/A

6. The County will prioritize project specific applications over non-project applications. This will help ensure that applicants that have projects ready for construction will receive necessary permits and may initiate construction in a timely manner.

E. Site Visit Overview

County field personnel or hired consultants will conduct field observations to determine MPG presence on sites with potential habitat. These site visits will be conducted as follows:

1. All valid site visits must be conducted from June 1 through October 31, 2018. Site visits outside that survey window will not be considered valid.

Site visit conducted August 24, 2018 and September 25, 2018

2. A site or parcel is considered to be the entire property, not just the footprint of the proposed project.

The entire property was surveyed

3. Sites with less preferred soils (see Attachment A) will be visited two (2) times, at least 30 days apart.

N/A -No MPG activity found

4. Sites with more preferred soils (see Attachment A) will be visited two (2) times, at least 30 days apart.

No MPG activity found

5. Site conditions must be recorded on a data sheet or similar information documented in narrative form. A template data sheet can be found on the County website at

<http://www.co.thurston.wa.us/permitting/gopher-reviews/index.html>

6. Document and describe which areas of the parcel cannot be screened due to limited accessibility and/or dense understory. This should be depicted on an aerial or site plan submitted to the County.

N/A

7. The ground must be easily visible to ensure mound observation and identification. Request mowing if necessary to ensure visibility. Wait two to three weeks after mowing before beginning screening.

The first survey was conducted without mowing, but visibility was ok. The area was mowed for the second survey and the survey was conducted 2 weeks after mowing.

<http://www.co.thurston.wa.us/permitting/gopher-reviews/index.html>

F. Detailed Field Methodology

1. The survey crew orients themselves with the layout of the property using aerial maps, and strategizes their route for walking through the property.

2. Start GPS to record survey route.

3. Walk the survey transects methodically, slowly walking a straight line and scanning an area approximately 2-3 meters to the left and right as you walk, looking for mounds. Transects should be no more than five (5) meters apart when conducted by a single individual.

The survey was conducted according to the protocol with 5 meter transects performed by a single individual the first time and two people the second time.

4. If the survey is performed by a team, walk together in parallel lines approximately 5 meters apart while you are scanning left to right for mounds.

The survey was conducted according to the protocol.

5. At each mound found, stop and identify it as a MPG or mole mound. If it is a MPG mound, identify it as a singular mound or a group (3 mounds or more) on a data sheet to be submitted to the County. (County has developed data sheets for your use on <http://www.co.thurston.wa.us/permitting/gopher-reviews/index.html>)

Only mole mounds were found.

6. Record all positive MPG mounds, likely MPG mounds, and MPG mound groups in a GPS unit that provides a date, time, georeferenced point, and other required information in County GPS data instruction for each MPG mound. Submit GPS data in a form acceptable to the County. County GPS Data instruction can be found at <http://www.co.thurston.wa.us/permitting/gopher-reviews/index.html>

N/A

7. Photograph all MPG mounds or MPG mound groups. At a minimum, photograph MPG mounds or MPG mound groups representative of MPG detections on site.

No MPG mounds found.

8. Photos of mounds should include one that has identifiable landscape features for reference. In order to accurately depict the presence of gopher activity on a specific property, the following series of photos should be submitted to the County:

a. At least one up-close photo to depict mound characteristics

No MPG mounds were found.

b. At least one photo depicting groups of mounds as a whole (when groups are encountered).

N/A

c. At least one photo depicting gopher mounds with recognizable landscape features in the background, at each location where mounds are detected on a property

N/A

d. Photos can be taken with the GPS unit or a separate, camera, preferably a camera with locational features (latitude, longitude)

N/A

e. Photo point description or noteworthy landscape or other features to aid in relocation. Additional photos to be considered.

Photos are found in Appendix A

f. The approximate building footprint location from at least two cardinal directions.

N/A

g. Landscape photos to depict habitat type and in some cases to indicate why not all portions of a property require gopher screening.

Appendix C

9. Describe and/or quantify what portion and proportion of the property was screened, and

record your survey route and any MPG mounds found on either an aerial or parcel map.

90% of the property was screened. The impervious around the on site trailer and the forested area were not included, but were surveyed as available (Appendix C).

10. If MPG mounds are observed on a site, that day's survey effort should continue until the entire site is screened and all mounds present identified, but additional site visits are not required.

No mounds were found.

11. In order for the County to accurately review Critical Area Reports submitted in lieu of County field inspections the information collected in the field (GPS, data sheets, field notes, transect representations on aerial, etc.) shall be filed with the County. GPS

No mounds were found.

3.0 RECONNAISSANCE

Land Services NW LLC conducted a survey on August 24, 2018 and September 24, 2018 to identify mound features found on site. An additional survey was conducted on September 15, which showed no mounds as well

A walking survey was conducted and as mounds were encountered, a GPS point was taken with a Garmin 64 ST in WGS 84 projection and a photo was taken. The photos are in Appendix A. The transect tracks are located in Appendix C.

4.0 RESULTS AND CONCLUSIONS

A previously mentioned, the area has highly preferred soils for the MPG, but the gopher was not found on site. The walking survey noted numerous mounds which were found in a linear association typical of moles. The mounds were circular and not crescent shaped and there were no visible plugs. All these indicators make it very likely that the area has moles, but no mounds typical of the Mazama pocket gopher were found on site.



July 15, 2019

CITY OF YELM

Attn: Tami Merriman, Associate Planner

106 2nd Street SE

Yelm, WA 98597

Re: Nisqually Landing Apartments – Yelm
Traffic Memorandum – Trip Generation and Distribution

Dear Ms. Merriman,

I am pleased to provide this Traffic Generation and Distribution for the 50 units Nisqually Landing Apartments project. The site is located at 10721 103rd Ave. SE on Thurston County Parcel #64303100500. Access to the 50 unit 3-story (mid-rise) apartment project is via a driveway on 170th Street Southeast, future SR – 510 bypass.

Preliminary site traffic and distribution information was provided to the City via e-mail on July 11, 2019. This Traffic Letter formally documents the traffic generation and distribution of the development. In addition the site access is inspected and the City's Transportation Facility Charge calculated. Below is an aerial view of the site obtained from Thurston County GeoData:



CITY OF YELM
Attn: Tami Merriman, Associate Planner
July 15, 2019
Page -2-

The site is currently developed with a single family home that is to be removed to make way for the proposed project. A copy of the Preliminary Site Plan prepared by IRIS Group Civil Engineers dated July 9, 2019 is attached. The plan depicts the 50 units apartment project in two 3-story buildings, a clubhouse, parking for 116 vehicles including 44 garage stalls , internal circulation and access to 170th Street Southeast.

Site Traffic Generation

Definitions

A vehicle trip is defined as a single or one direction vehicle movement with either the origin or destination (exiting or entering) inside the proposed development.

Traffic generated by development projects consists of the following types:

| | |
|----------------------|---|
| Pass-By Trips: | Trips made as intermediate stops on the way from an origin to a primary trip destination. |
| Diverted Link Trips: | Trips attracted from the traffic volume on a roadway within the vicinity of the generator but which require a diversion from that roadway to another roadway in order to gain access to the site. |
| Captured Trips: | Site trips shared by more than one land use in a multi-use development. |
| Primary (New) Trips: | Trips made for the specific purpose of using the services of the project. |

Trip Generation

The Institute of Transportation Engineers Trip Generation 10th Edition provides trip generation data for a variety of Land Use Codes (LUC's). Review of the ITE data indicates the existing use is classified as Single Family Detached Housing and the propose use is Multifamily Housing (Mid-Rise); ITE LUC's 210 and 221, respectively. All site trips made by all vehicles for all purposes, including commuter, visitor, and service and delivery vehicle trips are included in the ITE trip generation values.

I have included the ITE trip rate information for the Multifamily Housing (Mid-rise) in the Appendix to this letter.

Using the aforementioned LUC, Table 1 below depicts the site traffic generation.

CITY OF YELM
Attn: Tami Merriman, Associate Planner
July 15, 2019
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| TABLE 1 - VEHICULAR TRIP GENERATION NISQUALLY LANDING APARTMENTS - YELM TRAFFIC MEMORANDUM - TRIP GENERATION AND DISTRIBUTION | | | | | | | | | | |
|---|----------|---------|---------|-------------|--------|------------|-----------|----------|---------------|-----------|
| Time Period | Size (X) | TG Rate | Enter % | Enter Trips | Exit % | Exit Trips | Total (T) | Pass-by* | Pass-by Trips | Net Total |
| Proposed: Mid-rise Apartment - General Urban/Suburban (ITE LUC 221; 50 - units) | | | | | | | | | | |
| Weekday | 50 | 5.44 | 50% | 136.0 | 50% | 136.0 | 272.0 | 0% | 0.0 | 272.0 |
| AM peak hour | 50 | 0.36 | 26% | 4.7 | 74% | 13.3 | 18.0 | 0% | 0.0 | 18.0 |
| PM peak hour | 50 | 0.44 | 61% | 13.4 | 39% | 8.6 | 22.0 | 0% | 0.0 | 22.0 |
| Existing: Single Family Detached - General Urban/Suburban (ITE LUC 210; 1 - unit) | | | | | | | | | | |
| Weekday | 1 | 9.44 | 50% | 5 | 50% | 5 | 9 | 0% | 0.0 | 9.4 |
| AM peak hour | 1 | 0.74 | 25% | 0 | 75% | 1 | 1 | 0% | 0.0 | 0.7 |
| PM peak hour | 1 | 0.99 | 63% | 1 | 37% | 0 | 1 | 0% | 0.0 | 1.0 |
| Delta Site Traffic: Proposed minus Existing | | | | | | | | | | |
| Weekday | -- | -- | -- | 131.3 | -- | 131.3 | 262.6 | -- | -- | 262.6 |
| AM peak hour | -- | -- | -- | 4.5 | -- | 12.8 | 17.3 | -- | -- | 17.3 |
| PM peak hour | -- | -- | -- | 12.8 | -- | 8.2 | 21.0 | -- | -- | 21.0 |

T = trips, X = number of units

* - pass-by percent per ITE and JTE Traffic Engineering experience, residential trips are considered new

Note: Due to rounding some values may not add up.

The proposed 50 unit Nisqually Landing Apartments is projected to generate about 21 net new PM peak hour trips to the City's street grid.

The site's proximity to the Wal-Mart would allow residents of the Apartment facility to walk in lieu of driving for grocery type trips in particular; thus a potential for even fewer vehicular trips than noted.

Distribution

Project generated trips are projected to disperse as follows:

- Current street grid; 20/80% to and from the north and south, respectively.
- Future street grid could shift 30 to 40% of the site traffic to and from the north thus 50 to 60% and 50 to 40% to and from the south

The distribution is based on the characteristics of the street network, existing traffic volume patterns, the location of likely trip origins and destinations (residential, schools, employment, shopping, social and recreational opportunities).

Site Access Inspection

Site access is onto 170th Street Southeast (future SR -510). Access to 103rd Ave. SE is not feasible due to wetland. Good sight lines exist at the proposed driveway presuming no obstructions such as vegetation, improperly placed signage and the like are installed in the sight triangle.

The future SR-510 geometrics indicate one southbound travel lane, a two way left turn lane and two northbound lanes. The TWLTL facilitates left turning traffic into and out of the site and the projected site traffic is such the access would operate at a good level of service

CITY OF YELM
Attn: Tami Merriman, Associate Planner
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(better the LOS 'D', the City operating standard is LOS 'D' in commercial and light industrial zones, YMC 18.16.030A.2) based on Traffic Engineering Inspection.

Traffic Impact Mitigation

The City of Yelm has a transportation mitigation program for new land developments per Resolution No. 560 approved August 25, 2015. The City's Transportation Facilities Charge is \$1,497 per net new PM peak hour trip. Table 2 below depicts the projected Traffic Facility Charge for the project.

| TABLE 2 - TRANSPORTATION FACILITY CHARGE NISQUALLY LANDING APARTMENTS - YELM TRAFFIC MEMORANDUM - TRIP GENERATION AND DISTRIBUTION | | | |
|--|---------|----------------|--------------------|
| Use | PMPHT's | City TIF/PMPHT | Traffic Impact Fee |
| Residential | 21.0 | \$ 1,497.00 | \$ 31,451.97 |

TIF rate per correspondence with the City 07.11.2019

The projected TFC for the project is \$31,452. In addition, the City will require that the project site accesses and circulation be constructed in conformance to City requirements.

Summary

This letter has documented the projected trip generation and distribution for the proposed Nisqually Landing Apartments Plat project. In addition, I inspected the site access and calculated the TFC for the project. Payment of \$31,452 to the City and constructing the site access and circulation per applicable City requirements will be required.

Please contact me at 206.762.1978 or email me at jaketraffic@comcast.net if you have any questions.

Sincerely,

DRAFT

Mark J. Jacobs, PE, PTOE, President
JAKE TRAFFIC ENGINEERING, INC

MJJ: mjj

IRISGROUP

civil engineers

**Nisqually Landing Apartments
Preliminary Stormwater Control Plan**

| | |
|-------------------------|--|
| Date Prepared | 11/16/20 |
| Subject Property | 17021 103 rd Ave SE Yelm WA, 98597 TP #: 64303100500 |
| Applicant | Marathon Development 160 NW Gilman Blvd Suite 248 Issaquah, WA 98027 amontero@marathondev.com |
| Reviewing Agency | City of Yelm Community Development 106 2 nd St SE Yelm, WA 98597 |
| Project Engineer | Nicholas D. Taylor, PE The Iris Group PLLC 420 Golf Club Rd SE, Suite 200 Lacey, WA 98503 (360) 688-1302 ntaylor@irisgroupconsulting.com |

"I hereby certify that this Stormwater Control Plan for The Nisqually Landing Apartments has been prepared by me or under my supervision and meets minimum standards of The City of Yelm and normal standards of engineering practice. I hereby acknowledge and agree that the jurisdiction does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities designed by me."



11/16/20

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- A. SMMWW Figures
- B. Basin Map
- C. Stormwater Site Plan
- D. WWHM Modeling Report
- E. Geotechnical Report
- F. High Groundwater Hazard Area Map
- G. FEMA FIRMette
- H. Email Correspondence

Section 1 – Proposed Project Description

This Stormwater Control Plan (SCP) is associated with an administrative site plan review application for approval of a 60-unit apartment complex and associated features at 17021 103rd Ave SE, within the City of Yelm, also defined as Thurston County Tax Parcel number 64303100500. After land use approval, building and clearing/grading permits will be required for on and off-site improvements. City zoning of the project site is Medium Density Residential (R-6), in which the proposed use is a permitted use.

This SCP was prepared in accordance with the 2012 Stormwater Management Manual for Western Washington (SMMWW) with 2014 amendments. Discussion of how the project will meet all applicable Minimum Requirements is provided below. A portion of the project site is within a High Groundwater Hazard Area and is thusly subject to the requirements of Yelm Municipal Code section 18.21.080.

Minimum Requirements

Per SMMWW Volume 1, figure 2.4.1, of which an annotated version is provided as *Appendix A* to this report, all nine Minimum Requirements apply to the new and replaced hard surfaces, as well as converted vegetation areas.

MR #1 – Preparation of Drainage Control Plans

Preparation of this SCP meets the intent of Minimum Requirement #1.

MR #2 – Construction Stormwater Pollution Prevention (SWPP) Thresholds

As this SCP has been prepared preliminarily for land use application, a SWPP plan has not yet been prepared. It is understood that an approved SWPP plan will be necessary for issuance of civil construction permits, and thusly a SWPP plan will be prepared as part of the future civil permit application, showing how the project will meet the thirteen required SWPP elements. As there is currently no anticipated discharge from the site, it is anticipated that the project will not be required to obtain coverage under the Washington State Construction Stormwater General Permit.

MR #3 – Source Control of Pollution

A Pollution Source Control Program (PSCP) will be developed specifically for this project at the time of future permit application.

MR #4 – Preservation of Natural Drainage Systems and Outfalls

In the existing condition there is no outfall at which concentrated flow enters or leaves the site, except for in the emergency overflow condition, which would result in overflow discharge to the high groundwater hazard area. As the in-situ soils are well drained significant runoff from the site does not appear to occur in the natural condition. In the proposed condition runoff from all basins will be infiltrated or dispersed onsite, which mimics the natural drainage and infiltration pattern.

There is little to no offsite run-on to the development area. Existing relatively flat grades also limit offsite run-on from the undeveloped property to the East.

MR #5 – Onsite Stormwater Management

SMMWW Volume I, figure 2.5.1, as annotated and provided in *Appendix A*, was used to identify and select Best Management Practices (BMPs) for management of stormwater.

The flow chart in figure 2.5.1 indicates that because the project is required to meet all Minimum Requirements, it is also required to meet the Low Impact Development (LID) Performance Standard.

Basins

Refer to the Basin Map included as *Appendix B*.

Conveyance

The only conveyance piping will be the emergency overflow catch basins and piping, and it will consist of double-walled high-density polyethylene pipe sized to convey the 25-year event flow. Conveyance calculations will be provided within the Final Stormwater Control Plan, which will be produced and submitted at the time of civil permit application.

MR #6 – Runoff Treatment

Treatment of runoff from pollution-generating surfaces will be accomplished with a 6" ASTM-C33 sand layer below all proposed stormwater infiltration galleries.

MR #7 – Flow Control

Flow control for all basins is unnecessary due to the rapid infiltration rate of in-situ soils. See *Appendix D* for the Western Washington Hydrology Model (WWHM) output indicating that all runoff will be infiltrated with no additional storage required beyond that which will be provided by proposed infiltration galleries.

MR #8 – Wetlands Protection

As this project does not discharge into a wetland, Minimum Requirement #8 is not applicable to this project.

MR #9 – Operation and Maintenance

A Stormwater Facility Maintenance Program consistent with the provisions of SMMWW Volume IV will be provided for the proposed stormwater facilities at the time of civil permit application and will be contained within the Final Stormwater Control Plan.

Section 2 – Existing Conditions

The site is generally rectangular in shape, measures approximately 265 to 285 feet wide (east to west) by 900 to 915 feet deep (north to south) and encompasses about 5.62 acres. The site is bounded by Walmart Boulevard Southeast to the West, 103rd Avenue Southeast to the North, Walmart to the South, and pasture to the East. The site generally slopes down from the Southwest and Northeast to a shallow drainage that runs from Southeast to Northwest through the central portion of the site. The bottom of the drainage gently slopes down to the Northwest at approximately 1 percent or less. The upper, Northeastern portion of the site slopes down to the Southwest at approximately 8 to 16 percent before flattening out to 1 percent or less through the central drainage. The southwestern portion of the site slopes up from the drainage at approximately 4 to 5 percent before flattening out to 1 percent or less in the southwestern corner of the site. The total topographic relief across the site is on the order of 18 feet and is depicted on the Stormwater Site Plan.

Vegetation across the site generally consists of unmaintained grass and scotch broom. The northeastern portion of the site is vegetated with a moderate stand of fir trees with a sparse to moderate understory of small deciduous trees and native and invasive plants and shrubs. No areas of surficial erosion, standing water, seeps, springs, or deep-seated slope movement was observed during site reconnaissance.

Section 3 – Soils Investigation

The USDA Natural Resource Conservation Service (NRCS) Web Soil Survey maps the site as being underlain by Spanaway gravelly sandy loam (110 and 113) soils. The Spanaway soils are derived from volcanic ash over gravelly outwash, have a “slight” erosion hazard when exposed, and are included in hydrologic soils group A. The 110 soils form on slopes of 0 to 3 percent, while the 113 soils form on slopes of 3 to 15 percent. The Washington Geologic Information Portal maps the site as being underlain by continental glacial outwash, gravel (Qgog). These soils were generally deposited during the most recent Vashon Stade of the Fraser Glaciation, some 12,000 to 15,000 years ago. The recessional outwash soils consist of a poorly sorted, lightly stratified mixture of sand and gravel that may contain localized deposits of clay and silt that were deposited by meltwater streams emanating from the retreating continental ice mass. The recessional outwash deposits are considered normally consolidated and offer moderate strength and compressibility characteristics, where undisturbed. Refer to the project geotechnical report for further detail of existing soil characteristics.

Groundwater

Based on 2018/2019 wet season monitoring, the project geotechnical report indicates that the seasonally high groundwater level is approximately 12 feet below existing grades. However, per the email from Tami Merriman to Nick Taylor, dated 10/9/19, City of Yelm indicated that unless the bottom of the infiltration surfaces can be located at 344’ or above, then a mounding analysis would be required. Thusly shallow infiltration systems are proposed for basins A, B, and C, and the infiltration surface of each system will not be below 344’. See appended stormwater site plan for depiction of infiltration facility sections with elevations noted.

Section 4 – Wells and Septic Systems

There is one existing well and one existing septic system serving the single-family residence at the northeast corner of the subject property. Existing wells and septic systems are also known to exist within 200’ of property boundaries.

Section 5 – Fuel Tanks

There is no indication of existing above or below grade fuel tanks on the property.

Section 6 – Subbasin Description

There is no off-site drainage tributary to the project. Thurston County GIS data indicates that a high groundwater hazard area exists at the upper central portion of the site. See *Appendix F* for a depiction of the approximate location of this area. There are no proposed stormwater facilities within the high groundwater hazard area, and there is no proposed development within 50’ of the high groundwater hazard area. In the event of catastrophic failure of the proposed onsite stormwater BMPs, stormwater would flow to the emergency overflow catch basins and to the high groundwater hazard area.

Section 7 – Floodplain Analysis

FEMA does not list the site as being within a flood zone. Thurston County GIS data indicates that a high groundwater hazard area exists at the upper central portion of the site. See *Appendix F* for a depiction of the approximate location of this area.

Section 8 – Aesthetic Considerations for Facilities

The proposed facilities will be below grade and not visible.

Section 9 – Facility Selection and Sizing

The design infiltration rate used for sizing is 30 in/hr, which is the recommended design infiltration rate provided in the project geotechnical engineering report, included as *Appendix E* to this report.

Basins

Tabulation of basin areas, as used for modeling, is included in *Table 1* below. Visual depiction of the basins is provided in *Appendix B – Basin Map*.

| Basin | Hard Surface (AC) | Lawn/Landscaping (AC) | Total (AC) | Tributary To |
|-------|-------------------|-----------------------|------------|----------------------------------|
| A | 0.59 | 0.07 | 0.66 | Infiltration Gallery A (10'x32') |
| B | 0.51 | 0.13 | 0.64 | Infiltration Gallery B (10'x30') |
| C | 0.44 | 0.14 | 0.58 | Infiltration Gallery C (10'x40') |
| D | 0.25 | 0.21 | 0.46 | Basin E via dispersion |
| E | 0.00 | 0.44 | 0.44 | High Groundwater Hazard Area |

Table 1 – Surface Coverage

Facility Sizing

Tabulation of basin areas, as used for modeling, is included in *Table 1* below. Visual depiction of the basins is provided in *Appendix B – Basin Map*.

Section 10 – Conveyance System Analysis

Subgrade conveyance for the emergency overflow drainage system will consist of double-walled high-density polyethylene pipe sized to convey the 100-year event flow. Conveyance calculations will be provided within the Final Stormwater Control Plan, which will be produced and submitted at the time of civil permit application.

Section 11 – Offsite Analysis & Mitigation

This section is not applicable as stormwater will not be discharged to an offsite conveyance. However, in the event of catastrophic failure of the pervious pavement section, stormwater would flow overland to the onsite high groundwater hazard area.

Section 12 – Utilities

All proposed utilities will be installed in accordance with applicable code and required separation will be provided. Water will be supplied by the main in SR 510, which will be extended to the site as part of this project. Sanitary sewer will be provided by the force main line in SR 510, which will be extended to the site as part of this project. Franchise utilities will be provided from the SR 510 property frontage. There are no anticipated utility conflicts with the proposed stormwater system.

Section 13 – Covenants, Dedications, Easements, Agreements

Any required covenants, dedications, easements, or agreements will be prepared at a later date.

Section 14 – Other Permits or Conditions Placed on the Project

Civil permits will be required for the project. There are currently no known conditions of approval.



WA Department of Ecology Comments

STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

*PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341*

November 15, 2019

Grant Beck, Community Development Director
City of Yelm
Community Development Department
PO Box 479
Yelm, WA 98597

Dear Grant Beck:

Thank you for the opportunity to comment on the mitigated determination of nonsignificance for the Nisqually Landing Apartments Project (2019.0345.EN0003) located at 17021 103rd Avenue Southeast as proposed by The Iris Group PLLC for Dennis Daly. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

Ecology requests an opportunity to review the wetland report for this project. The area is mapped as a wetland in the National Wetland Inventory (<https://www.fws.gov/wetlands/data/mapper.html>) and should be investigated to determine if wetlands are present onsite. Impacts to any onsite wetlands would require permits from the Department of Ecology and likely the Army Corp of Engineers. Please submit the wetland report to Ecology Wetlands/Shorelands Specialist, Zachary Meyer, via email at zachary.meyer@ecy.wa.gov. For questions or technical assistance, contact Zachary Meyer via the provided email or phone number.

According to the SEPA checklist there is a well on the property, however water will be provided by a purveyor. The water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

The proponent is responsible for inspecting the site to determine the location of all existing wells. Any unused wells must be properly abandoned and abandonment reports submitted to the Department of Ecology as described in WAC 173-160-381. This includes resource protection wells and any dewatering wells installed during the construction phase of the project.

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The proposed construction activities of the Nisqually Landing Apartments may require coverage under the Construction Stormwater General Permit (CSGP). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice. The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - [Application](#).

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Thomas Middleton with the SWRO, Toxics Cleanup Program at (360) 407-7263.

Grant Beck
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Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(MLD:201906268)

cc: Zachary Meyer, SEA
Jacquelyn Metcalfe, WR
Chris Montague-Breakwell, WQ
Derek Rockett, SWM
Thomas Middleton, TCP
Tami Merriman, City of Yelm Associate Planner
Nick Taylor, The Iris Group PLLC (Agent)