

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: **Tickner Farm**
2. Name of applicant: **SSHI, LLC dba DR Horton**

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

Raelyn Hulquist

11241 Slater Avenue NE, Ste 200, Kirkland, WA 98033 (425) 825-3180

4. Date checklist prepared: **October 22, 2021**

5. Agency requesting checklist: **City of Tumwater**

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

The project will have two phases (Divisions). Division 1 will include 218 single-family detached lots and development of the 250 unit multi-family tract. Division 2 will be completion of the remaining 147 single-family detached lots. Division 1 is intended to start construction in the Summer 2022. Infrastructure work to continue through 2022/2023. Division 2 will be constructed in the future based on market demand.

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

No. The single-family and multi-family components of the project may be constructed by separate builder or construction entities. The applicant is aware the original property owner continues to hold land outside of the proposed development area and has designed this project so as not to rely on, affect or preclude development of any other underutilized or vacant land.

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

Geotech Report, Groundwater Report, Forestry Report, Gopher Report, Critical Areas Report, Transportation Impact Analysis, Preliminary Storm Drainage Report

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 applications are pending for other governmental approvals for the property.

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

Preliminary and Final Plat Approval, Preliminary and Final PUD Approval, Site Development/Grading Permit, Land Clearing Permit, Demolition Permits, Well Abandonment Permit, Septic Abandonment Permit, IPMP Approval, Sewer and Water Availability, NPDES 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. (Lead agencies may modify this form to include additional specific information on project description.)

This project proposes to subdivide 77.77 into 365 single-family lots and 26 tracts. One of the tracts will be approximately 10.70 acres in size and is proposed to be developed as a 250 unit multi-family apartment complex. The remainder of the tracts will be for tree protection/open space, storm drainage, private roads and private alleys.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

There are two separate site address for the two existing homes on the project site. 7747 Littlerock Road SW and 7927 Littlerock Road SW, Tumwater WA. Thurston County Tax Parcel Nos. A portion of 09070001000 plus 12708410100 and 12709320100.

46.975487 N. -122.951452 W. are the coordinates to the approximate center of the project site.

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

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

a. General description of the site:

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

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

Approximately 2%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The USDA soils map for Thurston County identifies two soil types within the project boundary. Nisqually Loamy Fine Sand and Cagey Loamy Sand.

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

No.

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

The preliminary grading plan prepared for the site estimates approximately 200,000 cubic yards of fill with depths ranging from 0 to 5 feet across the site.

Fill material will be source from a licensed local supplier.

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

Erosion and sedimentation are always a possibility during earthwork associated with a construction project due to mechanized grading and excavation coupled with precipitation and wind.

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

Approximately 55% for buildings, roads and sidewalks.

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

An engineered storm water drainage and erosion control plan will be prepared for the project in accordance with the current City of Tumwater Drainage Design and Erosion Control Manual. Erosion and sediment control Best Management Practice (BMP's) will be implemented including, but not limited to, silt fences, temporary sedimentation basins, straw wattles, plastic covering of exposed soils, geotextile lined rip-rap construction entrances, silt socks in existing storm water catch basins in the vicinity of the site, etc.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction of the project exhaust emissions from construction vehicles, mechanized equipment and fueled power tools will be produced. Windborne dust is also a possibility during construction of the project.

After the project is completed air emissions will be those typically associated with a residential development (i.e. passenger vehicle exhaust, fuel burning appliances, fuel burning residential landscape equipment, etc.)

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

Adjacent properties to the west and northwest are currently used for agricultural purposes. As part of the agricultural use of the land, the owner intermittently spreads manure slurry on the fields for fertilization.

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

Use of vehicles, mechanized equipment and fuel powered tools with properly functioning emissions systems.

Installation of Washington State Energy Code compliant appliances in the residences.

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

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

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

No. A Critical Areas Report has been prepared for the project and found no year-round/seasonal streams, lakes, ponds or wetlands within 300 feet of the project boundary.

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

No.

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

Not Applicable.

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

No.

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

The FEMA Flood Map Panel associated with the project site indicates that the project site is not within a 100-year floodplain. The Panel No. for the project site is 53067C0280E

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

No.

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

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities

withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No withdrawal of groundwater is proposed. All residential units will be connected to the City of Tumwater's municipal water system for domestic consumption and fire protection needs.

Stormwater treated in accordance with the City of Tumwater 2018 Drainage Design and Erosion Control Manual will be infiltrated on site.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

. No waste materials are proposed to be discharged into the ground.

Storm water generated from pollution generating impervious surfaces on the project site will be collected in a series of catch basins and pipes and directed to approved treatment/infiltration facilities spread throughout the project site.

Roof water from structures will be tight-lined to the on-site storm drainage system.

Sewage generated from the residential units on the project site will be discharged to the City of Tumwater's sanitary sewer system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water generated from pollution generating impervious surfaces on the project site will be collected in a series of catch basins and pipes and directed to approved treatment/infiltration facilities spread throughout the project site.

Roof water from structures will be tight-lined to the on-site storm drainage system.

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

Not likely. A engineered stormwater drainage and erosion control plan will be developed for the site complying with the City of Tumwater's 2018 Drainage Design and Erosion Control Manual.

In addition, an Integrated Pest Management Plan (IPMP) will be developed and distributed to homeowners/property owners owning or residing in the development. An IPMP is a document that outlines Best Management Practices (BMP's) for use and storage of pesticides and fertilizers used in the urban landscape.

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

No. The project site will be graded to maintain the natural drainage pattern in a manner that retains all storm drainage on the project site.

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

A engineered stormwater drainage and erosion control plan will be developed for the site complying with the City of Tumwater's 2018 Drainage Design and Erosion Control Manual.

Storm water generated from pollution generating impervious surfaces on the project site will be collected in a series of catch basins and pipes and directed to approved treatment/infiltration facilities spread throughout the project site.

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

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

All existing vegetation will be removed from the project site. A professional forester's report has been prepared for the project. The forester inventoried 12 existing trees on the project site and concludes that none of the existing trees are worthy of retention.

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

After searching the US Fish and Wildlife Information for Planning and Consultation (IPaC) database no threatened or endangered species of plants were listed on or near the site.

A search of the Washington State Department of Natural Resources Natural Heritage database did not find any State listed threatened or endangered species on or near the site.

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

A landscape/tree replanting plan will be prepared by a Landscape Architect in conjunction with the advise from the project’s Professional Forester.

The City of Tumwater’s Tree and Vegetation Protection Ordinance requires replanting the project site at a ratio of 12 trees per acre. Based on a 77.77 acre project site, 939 trees are required to be planted. The preliminary landscape/tree replanting plan proposes 1,170 replacement trees that will be planted across the site. This is a 25% increase over the City’s minimum replanting requirement.

The landscape/tree replanting plan will also include shrubs and groundcover in tree/open space areas and landscape strips within the public rights-of-way.

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

A search of the Thurston County Geodata website shows no known noxious weed sites within the project boundary.

The Geodata website does indicate the presence of Tansy Ragwort and Wild Chervil on properties 700 to 1000 feet south of the project site.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

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

Other typical urban mammals would include rabbit, raccoon, squirrel, opossum, rats, mice, moles, voles, coyote, bats, frogs and salamanders.

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

The Mazama Pocket Gopher, Oregon Spotted Frog, Streaked Horn Lark and Oregon Vesper Sparrow are known to occur in the southern part of the City of Tumwater and Thurston County.

A Mazama Pocket Gopher Report and Critical Areas Report have been prepared for the project. The reports identified no presence of threatened or endangered species on the project site.

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

Western Washington is a part of the Pacific Flyway for migratory bird species.

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

A landscape/tree replanting plan will be prepared by a professional Landscape Architect in conjunction with the project's Professional Forester.

The City of Tumwater's Tree and Vegetation Protection Ordinance requires replanting the project site at a ratio of 12 trees per acre. Based on a 77.77 acre project site, 939 trees are required to be planted. A preliminary landscape/tree replanting plan has been prepared for the project and proposes 1,170 replacement trees that will be planted across the site. This is a 25% increase of the City's minimum requirement.

The landscape/tree replanting plan will also include shrubs and groundcover in tree/open space areas and landscape strips within the public rights-of-way.

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

Although no invasive species have been observed on or near the site, the Gypsy Moth is considered invasive with known occurrences in Thurston County. The Norway Rat is also known to be present in Thurston County.

6. Energy and Natural Resources [\[help\]](#)

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

Energy needs for the project will include electricity and natural gas. Both energy sources will be used for heating and lighting the residences.

The residences in the project will all be constructed "solar ready" in accordance with WA State and City of Tumwater energy code requirements, but it will be left up to the home buyers to decide if solar panels will be installed for the individual units.

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

No.

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

The units will be constructed “solar ready” and will be designed in compliance with current WA State Energy Code requirements that affect building insulation, windows, heating and cooling systems, water heater types, etc.

7. Environmental Health [\[help\]](#)

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

No.

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

A search of the WA State Dept. of Ecology Toxic Cleanup database and the contaminated site layer on the Thurston Geodata website resulted in no known contamination on or in the vicinity of the project site.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known hazardous chemical/conditions or hazardous liquid or gas transmission pipeline in the vicinity of the project site.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

It is not anticipated that toxic or hazardous chemical will be used during project development and construction.

The individual households associated with the project will inevitably store small quantities of hazardous or toxic chemicals for personal use.

The existing homes and structures on the site will be demolished. In accordance with Olympic Region Clean Air Agency (ORCAA) requirements, asbestos surveys and checking for lead based paints will be required to be conducted by a licensed firm to obtain a demolition permit from ORCAA.

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

It is not anticipated that special emergency services will be needed related to toxic or hazardous materials.

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

Obtain demolition permits from Olympic Region Clean Air Agency prior to razing the existing homes and outbuildings on the project site.

The excavation contractor on-site will have accidental spill kits in the event of a leak or spill of equipment fuel/fluid.

b. Noise

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

Traffic from Littlerock Road will be the primary noise generator affecting the property.

The project site is also in the vicinity of the Olympia Regional Airport.

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

Short-term noise will be created during construction of the project by construction equipment, vehicles and construction tools.

Long-term noise will be created by resident, guest and delivery vehicle traffic coming to and from the site.

Short-term noise will be created during normal construction operating hours. The project will abide by the City of Tumwater's noise regulations listed in Tumwater Municipal Code 8.08 which limit construction hour from 7 am to 8 pm on weekdays and 9 am and 8 pm on weekends.

Long-term noise from resident and guests will vary throughout the day and evening.

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

Compliance with City of Tumwater noise regulations outlined in Tumwater Municipal Code 8.08 and with WA State Permissible Noise Standards outline in WAC 173-60.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is a working farm for production of hay, haylage and silage. There are two single -family residences and several outbuildings to support the operation.

Land uses to the south and east are low density residential. Property to the north and west are undeveloped at part of the working farm mentioned in the answer to question 8.a above.

Black Hills High School is adjacent to the site along a portion of the northeast boundary.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Yes. The property has been used as a working farm for many years.

77.77 acres of the current working farm will be converted to medium and high density residential uses in accordance with the City of Tumwater Comprehensive Land Use Plan and Zoning Ordinance.

The farm is used for hay, haylage and silage production. The loss of this portion of the farm cannot be described as being of "long-term commercial significance" nor is the property designated as such.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

The site contains two single-family residences and several outbuildings.

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

All existing structures will be demolished.

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

There are five zoning district within the project boundary. The zoning districts are Single-Family Medium Density Residential (SFM), Single-Family Low Density Residential (SFL), Multi-Family Medium Density Residential (MFM), Multi-Family High Density Residential (MFH) and Mixed Use (MU).

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

The Comprehensive Plan designations of the site are the same at the underlying zoning classifications outlined in 8.e above.

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

Not Applicable.

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

Relatively small portions of the site are mapped by Thurston County as High Groundwater Hazard Areas. Thurston County regulates these areas through their critical areas ordinance.

The City of Tumwater, the permitting jurisdiction, does not regulate High Groundwater Hazard Areas mapped by Thurston County through the City's critical areas ordinance. The City regulates High Groundwater Hazard Areas through a High Groundwater Hazard Areas Ordinance that was adopted in 2005 (Ordinance O2005-003) which is incorporated into the City's 2018 Drainage Design and Erosion Control Manual.

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

Thurston Regional Planning Council data puts average household size at 2.51 people county wide. The numbers are slightly lower for the City of Tumwater at 2.38.

With a total of 615 unit project within the project (365 single-family units and 250 multi-family units) the number of people projected to live in the neighborhood using the City's number of 2.38 people per household is 1,464 people.

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

Two existing single-family residences will be removed from the site.

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

None. The net new number of households that will be provided after project completion will be 613 units.

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

The project will be designed to meet all applicable Comprehensive Plan policies, Zoning regulations, Development Standards, Design Guidelines and Building and Fire Code standards adopted by the City of Tumwater.

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

There are no agricultural or forest lands of long-term significance that will be impacted by the project.

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

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

A total of 615 residential units will be provided (365 single-family residential and 250 multi-family residential).

The units will fall into the middle-income range.

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

2 existing middle income units would be eliminated.

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

None proposed.

10. Aesthetics [\[help\]](#)

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

The height of the apartment buildings on the multi-family tract would be the tallest building and would be less than 50 feet.

Exterior material would be concrete cement siding with brick or stone accents for both the single-family homes and the multi-family apartment buildings.

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

Some views of the Black Hills would be obstructed from a few existing properties on the east side of Littlerock Road.

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

Compliance with the City of Tumwater Building Design Guidelines.

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

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

Light from the project will be produced by fixtures inside and outside the residential units. Freestanding street lighting in the public right-of-ways and private roads will be installed pursuant to City of Tumwater standards.

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

Not likely.

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

Typical lighting from existing residential, Black Hills High School and public streets in vicinity of the project site.

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

Compliance with the City of Tumwater's Exterior Illumination requirement outlined in Tumwater Municipal Code 18.40.035.

Careful consideration will be given to window placement in the Tickner Farm project to minimize the effect of field lighting at Black Hills High School.

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

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

Black Hills High School northeast of the site has ball fields and tennis courts.

Other recreational opportunities within reasonable distance from the Tickner Farm site include the Airport Golf Driving Range, and indoor trampoline business, Capitol Little League baseball fields, Tumwater High School balls field and tennis courts, Kennydale Park and Black Lake Boat Launch.

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

No.

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

Parks and open space meeting the minimum requirements of Tumwater Municipal Code 17.12.210 will be provided within the project.

The project open space will include both passive and active recreation elements.

See Attachment 1 titled Tickner Farm Preliminary Plat/PUD Expanded SEPA Parks and Open Space Narrative Summary for a more detailed discussion regarding consistency with the City's Parks, Recreation and Open Space Plan and the implementing regulation in Tumwater Municipal Code 17.12.210.

See Attachment 2 titled Tickner Farm Preliminary Plat/PUD Expanded SEPA Impact Fee Narrative Summary for specific park impact fees that will be paid to the City.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

A search of the Thurston Geodata website Historic Sites layer shows no buildings, structures or sites listed in or eligible for listing on said registers on or near the project site.

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

No.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A search of the Thurston Geodata website Historic Sites layer shows no buildings, structures or sites listed in or eligible for listing on said registers on or near the project site.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

An Inadvertent Discovery Plan will be developed for the project prior to excavation/construction in accordance with Tumwater Municipal Code 18.40.065

that outlines procedure in the event of discovery of cultural or historic resources.

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

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

The site will be served from Littlerock Road SW at two locations.

The new internal street system will be stubbed to property to the north at two locations and west at one location for future extension in accordance with the City's Black Hills Subarea Transportation Plan and subdivision regulations under Tumwater Municipal Code 17.12.020.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. The nearest Intercity Transit stop is approximately 1 miles north at the intersection of Littlerock Road and Israel Road.

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

The project will comply with the City minimum parking standards for the proposed residential uses within the project.

City code requires 2 off-street parking stalls per single-family residence.

For the multi-family component, City required parking is dictated by the number of bedrooms in the units. Studio units require 1 parking stall per unit. One and two bedroom units require 1.5 stalls per unit. Three bedroom units require 2 stalls per unit. In addition, 1 guest stall is required for each 10 units.

The parking area(s) for the existing single-family homes on the site will be eliminated. Each of the existing homes has a two car garage and parking pad in front of the garage.

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

Littlerock Road will be improved to City Standard along the project frontage. City Standard for Littlerock Road is a 5-lane section with a center turn lanes at intersections.

e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The project will generate 4,790 daily weekday trips. The weekday AM Peak Hour is 349 trips and the weekday PM Peak Hour is 460 trips.

The volume of truck traffic is estimated at less than 1 percent.

Trip generation was derived from the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition.

The trip distribution of project-generated traffic to the adjacent roadway network was based on a custom residential model distribution provided by the Thurston Regional Planning Council (TRPC).

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

No.

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

Payment of City of Tumwater transportation impact fees for each unit. Payment of pro-rata share mitigation fees for the projects impact on the Tumwater Boulevard interchange at Interstate 5.

See Attachment 3 titled Tickner Farm Preliminary Plat/PUD Expanded SEPA Transportation and Road Narrative Summary for an expanded discussion regarding the projects proposed road network and its relationship to the future road network outlined in the City's 2036 Transportation Plan, Black Hills Sub-Area Transportation Plan, Development Guide and Land Division Ordinance.

See Attachment 2 titled Tickner Farm Preliminary Plat/PUD Expanded SEPA Impact Fee Narrative Summary for specific transportation impact fees that will be paid to the City.

15. Public Services [\[help\]](#)

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

Additional fire, police, and school services will be required.

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

Each single-family residence and multi-unit will pay impact fees to the Tumwater School District as a condition of building permit issuance.

See Attachment 2 titled Tickner Farm Preliminary Plat/PUD Expanded SEPA Impact Fee Narrative Summary for specific school impact fees that will be paid to the Tumwater School District.

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

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____ Well.

- 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.

Water and sanitary sewer will be provided by the City of Tumwater. Electricity and natural gas will be provided by Puget Sound Energy. Telephone will be provided by both Comcast and Centurylink. Cable will be provided by Comcast. Refuse and recycling service will be provided by Lemay Inc.

City water and sewer utilities have been terminated to abutting properties for future extension at several points. The design of the Tickner Farm water and sewer utilities took into account future extension to abutting properties and were designed to accommodate their future development based on current zoning and probable density.

See Attachment 4 titled Tickner Farm Preliminary Plat/PUD Expanded SEPA Water and Sewer Narrative Summary.

C. Signature [\[HELP\]](#)

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

Signature: Chris Carlson

Name of signee: Chris Carlson, AICP

Position and Agency/Organization: Hatton Godat Pantier

Date Submitted: 10-26-2021

ATTACHMENT 1

Tickner Farm Preliminary Plat/PUD Expanded SEPA Parks and Open Space Narrative Summary

Tickner Farm represents a preliminary plat and planned unit development comprised of 77.77 acres located adjacent to Black Hills High School and Littlerock Road SW.

The project will provide a 10.86-acre tract which is planned for 250 multi-family units and 66.91 acres for 365 single-family detached lots. The project will include three phases (divisions). Division 1 will include 93 single-family lots and development of the multi-family tract. Division 2 will include 140 single-family lots and Division 3 will be construction of the remaining 132 single-family lots.

The park and open space areas within the project will be improved for a variety of recreational purposes and the replanting of trees. A network of trails meandering throughout the planned/interconnected open spaces and pocket parks will provide amenities with passive and active recreational opportunities for the residents of Tickner Farm.

The following is an analysis showing consistency with the City's Parks, Recreation and Open Space Plan and the applicable implementing regulation outlining the amount of park and open space requirement for a residential subdivision set forth in Tumwater Municipal Code TMC 17.12.

Parks, Recreation and Open Space Plan/Capital Facilities Plan 2020-2025

The City's Parks, Recreation and Open Space Plan is relatively silent regarding how park and open space areas set aside within private development play a role in the Plan's goals and objectives. The Plan's emphasis for how private development contributes to the City's parks and recreation goals and objectives is the imposition and payment of park impact fees. The amount of park impact fees that will be paid by the Tickner Farm project are described in a separate narrative submitted with the project application titled "Tickner Farm Impact Fee Narrative".

The City's Parks, Recreation and Open Space Plan Update adopted on December 20, 2016 and amended on January 15, 2019 includes a 10-year park system improvement plan.

One project described in the 10-year park system improvement plan is to acquire and develop a future community park in the south/southwest region of the city. The amount of land needed for the new community park is described as 40+ acres to meet the active recreation and community needs identified in the Parks, Recreation and Open Space Plan. The Plan estimates the cost of acquisition and development of the future park at \$4,000,000.00. No specific location has been identified in the Plan for siting the future community park.

A second project described in the 10-year park system improvement plan is to acquire and develop a neighborhood park in newly annexed areas in the City's southwestern neighborhoods. The cost estimate for the new neighborhood park is \$1,500,000.00. No specific location has been identified in the plan for siting the future neighborhood park.

The City's 2020-2025 Capital Facilities Plan (CFP) also plays a role in the City's Parks, Recreation and Open Space program. The CFP is an element of the City's Comprehensive Plan that provides a list of proposed major capital expenditures throughout the city. The CFP

ATTACHMENT 1

projects community needs six years into the future for land acquisition and construction of major capital programs, including parks.

The current CFP does not list the acquisition and development of the 40+ acre future community park identified in the Parks, Recreation and Open Space plan as a project over the six-year planning period.

The current CFP does specifically list acquisition and development of a neighborhood park in newly annexed areas in the City's southwestern neighborhoods, however, there is a line item in the amount of \$270,000.00 (General Government Project #12) for open space/park land acquisition citywide over the six-year planning period.

The park impact fees paid by the Tickner Farm project are estimated at almost \$2,000,000.00 and will directly fund major capital expenditures for park land acquisition and development the City has prioritized in their Capital Facilities Plan. Moreover, the amount of impact fees paid by the Tickner Farm project will entirely fund the estimated cost of acquisition and development of the future neighborhood park in the newly annexed areas in the southwestern neighborhoods identified in the City's 10-year park system improvement plan.

Implementing Regulation – TMC 17.12.210

The applicable section of the Tumwater Municipal Code addressing the minimum amount of required park and open space area for the Tickner Farm project is found in TMC Chapter 17.12.210.A. This section of the code states that for residential subdivisions in which a majority of the dwelling units will be duplexes or single-family detached dwellings, a minimum of **10 percent** of the total gross site area shall be set aside for park and open space.

Tickner Farm will provide 9.43 acres of open space making up **12 percent** of the total gross site area of the project. The amount of park and open space area is 2 percent greater than the City's minimum requirement.

Tumwater Municipal Code TMC Section 17.12.210.G sets forth requirements for active recreation in the park and open space areas.

The park and open space areas within the Tickner Farm project will comply with the 50% active recreation requirement in TMC 17.12.210.G as follows:

1. A children's play structure with benches and a meandering trail to reach other park and open space tracts placed throughout the development is proposed in Tract C which is .51 acres in size.
2. Parks and open space Tracts A, B, D, E, F, L, and S totaling 5.65 acres also serve as shallow storm drainage facilities and are designed with flat open lawn areas that will be available for unstructured active play for at least 6-month out of the year. The design complies with the City's active open space requirement listed in TMC 17.12.210.G.1.e and TMC 17.12.210.G.2 respectively.
3. Tracts C, D, L, K, Q, and S will contain a trail linking various parts of the development to fulfill the passive recreation requirement in TMC 17.12. 210.

ATTACHMENT 2

Tickner Farm Preliminary Plat/PUD Expanded SEPA Impact Fee Narrative Summary

Tickner Farm represents a preliminary plat and planned unit development comprised of 77.77 acres located adjacent to Black Hills High School and Littlerock Rd SW.

The project will provide a 10.86 acre tract which is planned for 250 multi-family units and 66.91 acres for 365 single-family detached lots. The project will include three phases (divisions). Division 1 will include 93 single-family lots and development of the multi-family tract. Division 2 will include 140 single-family lots and Division 3 will be construction of the remaining 132 single-family lots.

Pursuant to Revised Code of Washington RCW 82.02, the City of Tumwater has adopted impact fee programs and codified them into the Tumwater Municipal Code under TMC 3.50 (transportation, school and fire) and TMC 3.52 (parks) to address new growth and development within the city. The programs are intended to mitigate impacts on additional demands placed on public facilities within the city, including transportation, parks, public schools and fire department facilities. These programs were put in place after extensive studies documenting the procedures for measuring the impact of new development on public facilities.

The City collects impact fees as a condition development approval as defined by TMC 3.50.020.j. In the Tickner Farm case, development approval would be at the point of issuance of a building permit for each individual single-family or multi-family structure associated with the project.

It's noted that the amount of the various impact fees collected at the time of building permit issuance are those fees that are in place in the most recently adopted city fee resolution at the time of vesting of a building permit application.

Below is a summary of the impact fees that will be imposed and collected at the time of development approval using the current fee amounts.

Parks	The fee amount for the single-family portion of the project is calculated as follows: 365 single-family units x \$3,726.86 = \$1,360,303.90
	The fee amount for the multi-family portion of the project is calculated as follows: 250 multi-family units x \$2,413.12 = \$603,280.00
	Total Parks Impact Fees = \$1,963,583.90

Transportation	The fee amount for the single-family portion of the project is calculated as follows: 365 single-family units x \$3,918.63= \$1,430,299.95
	The fee amount for the multi-family portion of the project is calculated as follows: 250 multi-family units x \$2,542.94 = \$635,735.00
	Total Transportation Impact Fees = \$2,066,034.95

School	The fee amount for the single-family portion of the project is calculated as follows: 365 single-family units x \$4,996.00= \$1,823,540.00
	The fee amount for the multi-family portion of the project is calculated as follows: 250 multi-family units x \$2,133.00 = \$533,250.00
	Total School Impact Fees = \$2,496,833.90

ATTACHMENT 3

Tickner Farm Preliminary Plat/PUD Expanded SEPA Transportation and Road Narrative Summary

Tickner Farm represents a preliminary plat and planned unit development comprised of 77.77 acres located adjacent to Black Hills High School and Littlerock Road SW.

The project will provide a 10.86-acre tract which is planned for 250 multi-family units and 66.91 acres for 365 single-family detached lots. The project will include three phases (divisions). Division 1 will include 93 single-family lots and development of the multi-family tract. Division 2 will include 140 single-family lots and Division 3 will be construction of the remaining 132 single-family lots.

The Tickner Farm project has been designed in consideration of the goals and objectives of the City's 2036 Transportation Plan, the Black Hills Sub-Area Transportation Plan, Development Guide and General Land Division Design Standards in Tumwater Municipal Code Title 17.12.

Littlerock Road is designated as an arterial roadway in the 2036 Transportation Plan. Preliminary direction from the city is that the Tickner Farm project will be dedicating 18 feet of additional street right-of-way on Littlerock Road for an ultimate 5-lane street section. The amount of right-of-way being dedicated is more than that which is necessary for the traffic volumes generated by Tickner Farm. Accordingly, the city has directed that Tickner Farm install an interim street improvement along the Littlerock Road frontage. The interim street improvement will be to construct the sidewalk setback at the 5-lane full build out width and construct a 3-lane roadway section at this time. This is consistent with how the city directed improvements to Littlerock Road for the Skyview Estates project to the north.

The southerly access road entering the Tickner Farm site from Littlerock Road is designed as an Urban Collector roadway that meanders through the site and terminates at the Tickner Farm north boundary, west of Black Hills High School. The roadway section will require 94 feet of right-way dedication and include two 12-foot travel lanes, a 6-foot parking strip on both sides, a 5-foot bike lane on both sides, curb and gutter on both sides, 6-foot landscape strip both sides and a 6-foot separated sidewalk on both sides. This concept is consistent with the Black Hill Sub-Area Transportation Plan that envisions an Urban Collector roadway to accommodate larger traffic volumes when the road network ultimately connects to the City's existing road system to the north including 66th Avenue and 70th Avenue. The City's Development Guide indicates that an Urban Collector roadway is designed to accommodate up to 7,000 average daily trips. Does the TIA address this?

The Tickner Farm project is also terminating two additional streets to abutting properties. One street is being stubbed to the north and one street is being stubbed to the west for continuation of the City's roadway network in the future. Consideration was given to the probable maximum density of abutting properties based on their current zoning designation in designing the Tickner Farm road network. The result is a roadway network for Tickner Farm that is consistent with the 2036 Transportation Plan, Black Hills Sub-Area plan, Development Guide and Tumwater Municipal Code TMC 17.12. – General Land Division Design Standards.

ATTACHMENT 4

Tickner Farm Preliminary Plat/PUD Expanded SEPA Water and Sewer Service Narrative Summary

Water Service

The Tickner Farm project proposes to connect to a water main currently under construction by the Sienna residential subdivision on the east side of Littlerock Rd in proximity to the access road serving Black Hills High School. A 16" watermain for the Tickner Farm project will be extended across the project frontage along Littlerock Road in accordance with the City of Tumwater 2020 Water System Plan. Two 12" water mains will be extended into the Tickner Farm project within the primary north/south and west/east roads. These 12" mains will supply greater flow throughout the development to smaller mains and will be extended to property boundaries as is standard practice so that future developments can connect and extend Tumwater utilities as well. All other on-site mains will be 8" per Tumwater requirements. Several of the mains will be looped to another 8" or one of the 12" mains extended on-site promoting greater fire flow and acceptable stabilized velocities. Water services will be grouped together where possible. High points and low points in the main are eliminated where possible. Where a low point or high point cannot be eliminated, the plan will be to set a service connection or fire hydrant for ease of maintenance. Main sizing associated with the project was designed to accommodate domestic and fire flow needs for the Tickner Farm project as well as the needs for future development of adjacent properties based on their current zoning designations and probable land use(s).

Sewer Service

A 24" gravity sewer main will be extended from where it currently terminates at Littlerock Road and 73rd Avenue, south and across the frontage of the Tickner Farm project on Littlerock Road. A 12" main will be extended in the primary north/south road. This will help maintain depth and capacity as all other sewer through the development will discharge into this 12" line. A 12" sewer connection stub has been provided for the multi-family parcel at its southwest corner. The connection will be approximately 8.78' deep, which should be deep enough to serve the multi-family tract. The 12" main will continue north to the property boundary. The main will be about 6.90' feet deep at the point of termination. All other mains in the development will be 8" in size and discharge into the larger 12" main.

The plan to provide sanitary sewer service to the project is consistent with the City of Tumwater 2015 Sewer Comprehensive Plan. Because of complications encountered during the design process of the Sienna lift station, the service area for the lift station being installed was reduced. By extending a 24" sewer main down Littlerock and installing a 12" sewer main internally, the entire Tickner Farm development can be served via gravity sewer.

Gravity sewer is being extended to the property boundaries, as is standard practice, which will allow for future developments to connect and extend the gravity sewer some additional length. The 2015 Sewer Comprehensive Plan indicates the area directly northwest of the Tickner Farm project site is to be served via a lift station, LS-418, that was originally planned to terminate into the Black Hawk residential subdivision northwest of the Tickner Farm site. This scenario is currently not an option since the Black Hawk residential subdivision never extended a sewer main along 66th Avenue that would allow it to connect back into the Tumwater sewer system at the Belmore lift station. The most likely point of connection for LS-418 would then be into the 12" sewer main that is planned to be extended to serve the Tickner Farm project. When and if that area directly northwest of the Tickner Farm project site develops a formal sewer comp. plan amendment could be completed for the new route LS-418 would be discharging to. There are no known capacity issues in the 24" sewer heading north in Littlerock Rd that will effect this project.