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: **South South Commerce Center**

2. Name of applicant: **SSECC, LLC, a Delaware limited liability company (SSECC)**

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

Brenda Fodge
1821 Dock Street, Ste. 100, Tacoma, WA 98402 (206) 248-0284

4. Date checklist prepared: **May 4, 2022**

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

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

It is intended that mass grading and infrastructure work would begin during the summer/fall of 2022.

Building occupancy is slated for sometime in 2023.

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 Report, Groundwater Report, Forestry Report, Mazama Pocket Gopher Report, Transporation Impact Analysis, Preliminary Storm Drainage Report, Storm Water Mounding Analysis.

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 Formal Site Plan Review, Site Development/Grading Permit, Land Clearing Permit, Building Permits, Well Abandonment Permit (monitoring wells), Sewer and Water Availability, Transportation Concurrency Ruling, NPDES Permit, Landscape Plan Approval, Design Review Approval.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Construction of a 481,241 s.f. warehouse distribution center on approximately 29.27 acres zoned Airport Related Industry (ARI) with associated parking for passenger vehicles and semi-trailers.

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

The site is located in the 7847 Center Street SW, Tumwater WA. Lot 1 of Record of Survey filed under Thurston County Auditor's File No. 4929676.

46.970723 N. -122.922099 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 15%.

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

The 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 550 cubic yards of cut and 312,650 cubic yards of fill.

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 85% for buildings, driving surfaces, parking 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 waddles, 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 warehouse distribution center (i.e. semi-tractor vehicle exhaust, passenger vehicle exhaust, fuel burning appliances, fuel burning landscape maintenance equipment, etc.)

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

No.

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 for heating and cooling of the building.

3. Water [help]

a. Surface Water: [help]

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

No.

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

No.

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

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 53067C0281E

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. The building will be connected to the City of Tumwater's municipal water system for domestic consumption, irrigation 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 facilties spread throughout the project site.

Roof water from structures will be tight-lined to the on-site stormwater retention system.

Sewage generated from the building 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 facilties spread throughout the project site.

Roof water from structures will be tight-lined to the on-site stormwater retention 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.

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 facilties spread throughout the project site.

A groundwater mounding analysis will be submitted to the City demonstrating that development of the project will not cause a rise in groundwater that is greater than 6-inches at the proposed property line.

4. Plants [help]

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

__**x**__deciduous tree: alder, maple, aspen, other
__**x**__evergreen tree: fir, cedar, pine, other
__**x**__shrubs
__**x**__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 1,336 existing trees on the project site and concludes that none of the existing trees can be maintained due to the amount of grading/fill required for the project.

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 29.17 acre project site, 1,050 trees are required to be planted. A preliminary landscape/tree replanting plan has been prepared for the project and proposes 1,050 replacement trees. The replacement trees will first be planted within a designated tree protection open space area to the maximum extent practicable, with remaining replacement trees planted in other areas across the site.

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 as required by code.

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 an occurrence of Tansy Ragwort in the northern portion of the site and an occurrence of Bohemian Knotweed off site to the north.

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 plant 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 29.27 acre project site, 1,050 trees are required to be planted. A preliminary landscape/tree replanting plan has been prepared for the project and proposes 1,050 replacement trees. The replacement trees will first be planted within a designated tree protection open space area to the maximum extent practicable, with remaining replacement trees planted in other areas across the site.

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 building and lighting the site.

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 building 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 active hazardous liquid or gas transmission pipelines in the immediate 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 building tenant associated with the project may store small quantities of hazardous or toxic chemicals for building maintenance and cleaning.

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:

The excavation and building contractors 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)?

International Wood Products, the Tumwater School District Bus Yard and traffic from Interstate 5 and Center Street will be the primary noise generators 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)? Indi-
cate 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 the building occupant employees, guest and delivery vehicles and semi-tractor 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 the building occupant and guests will vary based on the specific uses 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 site is currently vacant land.

Developed land use in the vicinity of the site include International Wood Products lumber mill to the east, the Tumwater School District school bus facility and a City of Tumwater well field to the west. Bush Middle School is to the southwest. Mission Glass commercial glass company is to the north.

Existing uses along Tumwater Blvd. and Center Street will be impacted by increase traffic generated from the project.

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?

To our knowledge, the site has not been used for agricultural purposes in the last

60 years.

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

No.

c. Describe any structures on the site.

None.

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

Not applicable.

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

The zoning for the site is Airport Related Industry (ARI).

The northeastern portion of the site is affected by Zone 4 (Outer Approach/Departure Zone of the Airport Overlay Zone (AP) associated with runway 8/26.

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

The Comprehensive Plan designation of the site is Airport Related Industry (ARI) with the Airport Overlay (AP) area having a Utilities (UT) designation.

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

Not Applicable.

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

No.

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

After the project is completed, approximately 350 people would work at the project site.

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

None.

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

None.

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

The 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.

None.

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

None.

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

None.

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 proposed building will be less than or equal to the maximum building height of 65 feet permitted in the ARI zone district.

Exterior material would be concrete and may have brick or stone accents.

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

None.

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

Compliance with the City of Tumwater Building Design Guidelines, tree replacement and landscaping regulations.

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 building. Freestanding street lighting in the public right-of-ways and in the drive aisle and parking area 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.

Port of Olympia Airport staff will be consulted with regard to the design of exterior lighting for the site so as not to create a safety/navigation problem for airport operations.

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

Typical lighting from existing industrial land uses 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 site lighting so as not to create a safety/navigation problem related to airport operations.

12. Recreation [help]

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

Airport Golf Driving Range, DEFY indoor trampoline, Capitol Little League baseball fields, Bush Middle School ball fields,Tumwater High School balls field and tennis courts.

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:

A trail is proposed in the tree protection open space area at the northwest portion of the site.

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 Interstate 5 and Old Highway 99 via Tumwater Blvd. and Center Street.

The site will have driveway access from Center Street SW at two locations.

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 .57 miles north at the near the intersection of Tumwater Blvd. and Linderson Way.

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

268 passenger vehicle stalls and 206 semi-trailer stalls are proposed.

Included in the passenger vehicle parking area will be 14 EV stalls (one EV ADA) and 7 ADA stalls.

The project site is vacant land, so no parking stalls would be eliminated.

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).

Center Street will be improved to City Standard along the project frontage.

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

Yes. The project is in the vicinity of the Olympia Regional Airport.

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 1,524 daily weekday trips. The weekday AM Peak Hour is 208 trips and the weekday PM Peak Hour is 246 trips.

The volume of truck traffic is estimated at 17 percent.

Trip generation was derived from the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition.

The trip distribution of project-generated traffic to the adjacent roadway network was based on a custom 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.

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 and police services will be required.

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

Installing fire hydrants, fire sprinkler system, fire alarm system and theft deterrent system.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____**Well (groundwater monitoring)**

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.

All necessary utilities are currently in Center Street along the project frontage.

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: 05.04.2022