City Hall
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Tumwater, WA 98501-6515
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MITIGATED DETERMINATION OF NON-SIGNIFICANCE
Kingswood Apartments
Permit No. TUM-21-1627
January 24, 2023

Description of Proposal: 181-unit apartment building with associated open space, parking, landscaping and infrastructure.

Applicant: Fourth Street Housing, LLC, Glenn Wells, PO Box 159, Arlington, WA 98223.

Representative: Glenn Wells, 324 West Bay Dr. Ste 214, Olympia, WA 98502

Location of Proposal: 2.9 acre parcel at the east end of Bishop and Odegard Roads adjacent to Tyee Drive in Section 03, T17, 2W. Parcel # 12703240100.

Lead agency: City of Tumwater, Community Development Department.
The lead agency for this proposal has determined that, as conditioned, does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not 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.

This MDNS assumes that the applicant will comply with all City ordinances and development standards governing the type of development proposed, including but not limited to, street standards, storm water standards, high groundwater hazard areas ordinance standards, water and sewer utility standards, critical areas ordinance standards, tree protection standards, zoning ordinance standards, land division ordinance standards, building and fire code standards, and level of service standards relating to traffic. These ordinances and standards provide mitigation for adverse environmental impacts of the proposed development.

Condition of Approval for mitigating environmental impacts:

Findings:
The Tumwater Boulevard/I-5 northbound ramps intersection currently operates at LOS F during both peak periods for the northbound left-turn movement. The project is projected to add two trips to this intersection. The City has recently developed a SEPA improvement project for the Tumwater Boulevard/I-5 interchange that include intersection improvements at the northbound I-5 ramps intersection, with a peak hour per trip impact fee of $4,219 for each trip entering the interchange area.

Mitigation Measures:

1. Prior to issuance of the Building Permit:
   a. Construct a roundabout at the northbound Interstate 5 On/Off Ramp and Tumwater Boulevard intersection; or
   b. Voluntarily pay a mitigation fee of $4,219 per peak trip generated by this project under RCW 82.02.020 to be used as described herein: *Tumwater Boulevard/I-5 Interchange: The City's planned transportation improvements at the Tumwater Boulevard/I-5 interchange include converting the interchange to a roundabout diamond interchange by replacing the southbound on/off ramp signal and northbound stop controlled intersections with roundabouts.*

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted no later than February 7, 2023, by 5:00 p.m.

Date: January 24, 2023

Responsible Official:

Michael Matlock, AICP
Community Development Director

Contact person: Alex Baruch, Associate Planner
555 Israel Road SW
Tumwater, WA 98501
abaruch@ci.tumwater.wa.us

Appeals of this MDNS must be made to the City of Tumwater Community Development Department, no later than February 14, 2023, by 5:00 p.m. All appeals shall be in writing, be signed by the appellant, be accompanied by a filing fee of $175, and set forth the specific basis for such appeal, error alleged and relief requested.

CITY OF TUMWATER

555 ISRAEL RD. SW, TUMWATER, WA 98501

Email: cdd@ci.tumwater.wa.us

(360) 754-4180

TUM-____-_____

DATE STAMP

RECEIVED BY: _____

Any person proposing to develop in the incorporated limits of the City of Tumwater is required to submit an environmental checklist unless the project is exempt as specified in WAC 197-11-800 (Categorical Exemptions) of the State Environmental Policy Act Rules. **SUBMITTAL REQUIREMENTS** are as follows:

1. **A COMPLETE ENVIRONMENTAL CHECKLIST.** If the project is located within the Port of Olympia property, the checklist must also be signed by a representative of the Port.
2. **FEE OF $880.00 TO BE PAID UPON SUBMITTAL.** This includes the Public Notice fee.
3. **NAME AND ADDRESS LIST OF PROPERTY OWNERS WITHIN 300 FEET OF THE SUBJECT PROPERTY.**

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2015

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*:** [help]

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 impacts.

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: [help]

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]

EVALUATION FOR AGENCY USE ONLY

1. Name of proposed project, if applicable: [help]
   Kingswood Apartments

2. Name of applicant: [help]
   Glenn Wells, AIA

3. Address and phone number of applicant and contact person: [help]
   Applicant: Glenn Wells, AIA - 324 West Bay Dr Suite 102, Olympia, WA 98502; (360) 352-4553

   Contact: Tyrell Bradley, PE - LDC, Inc; 1411 State Ave NE, Suite 200, Olympia, WA 98506; 360-878-0678

4. Date checklist prepared: [help] August 2022

5. Agency requesting checklist: [help]
   City of Tumwater

6. Proposed timing or schedule (including phasing, if applicable): [help]
   November 2022 start

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   There are no plans for future expansion at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   SEPA checklist, geotech report, grading plan, drainage report, stormwater site plan, and gopher study

   Tree protection plan

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. [help]
   None are known at this time.

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

Site plan approval, building permit, plumbing/electrical/mechanical permits, grading permits, water and sewer permits, 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.) [help]

This project proposes the development of a +/- 25,844 sq ft 5 story multifamily apartment building on a 3.1 acre site in Tumwater. There will be approximately 181 units with associated parking, utilities, resident amenities, and a new connection to Odegard St.

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. [help]

The project is located on TPN 12703240100 between Bishop Road and Odegard Road in Tumwater, WA. Legal: 3-17-2W SE NW KA TRACT C BLA-7244 11/164 LESS ROW 4513690. Site plan and vicinity map are included in the submittal.

EVALUATION FOR AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]

☑ Flat ☐ Rolling ☐ Hilly ☐ Steep Slopes ☐ Mountainous

☐ Other: _____

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

The steepest slope on site is less than 5%.

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. [help]

Review of the USDA Soil Mapping shows Nisqually Loamy Fine Sand (0-3% slopes) on the site (https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx).

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

There are no known indications of unstable soils in the vicinity or on the project site.

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. [help]

The proposed project will impact approximately 3.1 acres for grading to allow for building construction and associated site improvements. Approx. cut is 6,000 c.y. and fill is 1,000 c.y. Fill will be exported to an approved source.

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

Erosion may occur during site clearing and construction. To address this possibility, erosion and sediment control measures will be employed and maintained throughout the construction process as site conditions warrant.

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

Approximately 85% of the site will be impervious surface.

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

Site grading will be completed and erosion control measures will be used during construction. Best management practices will be used as noted in the Stormwater Site Plan.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed?

EVALUATION FOR AGENCY USE ONLY

If any, generally describe and give approximate quantities if known. [help]

Emissions during construction from equipment and dust. Once completed resident vehicles will produce emissions

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

Air emissions from the nearby freeway and Toyota Dealership are present.

These are not anticipated to affect the proposed development.

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

During construction the use of dust control to prevent fugitive dust and avoiding unnecessary idling of construction

equipment for extended periods of time will be used. No other measures are proposed at this time.

3. **Water**

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. [help]

There are no surface water bodies on or in the

immediate area of the project site.

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. [help]

Not applicable.

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. [help]

Not applicable.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and

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approximate quantities if known. [help]

This project will not require surface water withdrawals or diversions.

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

The site is not in a 100-year floodplain (https://msc.fema.gov/portal/search).

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. [help]

The project is unlikely to involve any discharge of waste materials to surface waters.

The site will be connected to the City sewer system, no septic is proposed.

b. Ground Water:

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. [help]

The project does not propose withdrawal of groundwater.

Stormwater will be treated and infiltrated into the ground.

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. [help]

No waste will be discharged to groundwater from septic tanks or other sources.

The site will be connected to the City of Tumwater 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?

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Will this water flow into other waters? If so, describe. [help]

Source of runoff will be rainfall from building rooftops and pavement areas.

Stormwater will collected, treated, and infiltrated on the project site via permeable pavement

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

No waste materials are anticipated to enter ground or surface waters from this site.

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

Drainage patterns will not altered in the vicinity of the project site

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

The storm drainage system will be designed per City of Tumwater standards and constructed to control water runoff.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

- ☐ 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? [help]

All vegetation on site will be removed for the proposed development.

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

The US Fish and Wildlife database maps Golden Paintbrush to be on or near the project site (https://ecos.fws.gov/ipac/location/index).

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

The landscaping plan incorporates mostly NW native and drought resistant plant materials, along with some accent trees and shrubs for color.

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

The University of Georgia Invasive Species Mapping shows Scotch Broom has been found on the site (https://www.eddmaps.org/tools/query/).

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5. **Animals**

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: [help]

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

Eagles, hawks, songbirds, deer, squirrels

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

US Fish & wildlife maps packet gophers, marbled murrelet, streaked horned lark, and yellow billed cuckoo in the area.

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

The project site is located within the Pacific Flyway for migratory birds.

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

Landscaping will be provided with site trees as required which will provide some habitat.

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

Adaptable species such as starlings may be found in the vicinity.

6. **Energy and natural resources**

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. [help]

Electricity will be the primary source of energy which will be used for lighting, heat, and for other typical residential uses.

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

The project is not anticipated to affect the potential use of solar energy by adjacent properties.

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: [help]

The proposed project is being designed to current energy standards, will include energy conservation features as required by mechanical and electrical codes, and will utilize energy efficient equipment where feasible.

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7. **Environmental health**

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. [help]

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

There is no known contamination on the site from past or present use.

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 chemicals or conditions and no pipelines mapped in the area.

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.

This project may use toxic or hazardous chemicals such as coatings or adhesives as required as part of construction.

4) Describe special emergency services that might be required.

No special services are anticipated, any emergency service needed will be provide by the City.

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

All potentially hazardous materials used during construction would be handled and stored per state and federal rules.

b. **Noise**

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

Traffic from nearby freeway and roads would be present along with noise from nearby residential areas. These sources are not anticipated to affect the project.

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

Construction equipment during development and residential vehicles once completed. Hours will be approx. 7 AM to 7 PM

3) Proposed measures to reduce or control noise impacts, if any: [help]

Construction activities will be limited to hours allowed by the City ordinances and will not exceed allowable noise limits.

8. **Land and shoreline use**

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. [help]

The site is currently undeveloped. to the east is I5 with residential developments, to the west is an apartment complex under development, north is vacant land, and south is a car lot for the Toyota Dealership.

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? [help]

There is no known past use as farm or forest lands and no resource lands will be converted.

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:

The project will not affect working farm or forest land operations

c. Describe any structures on the site. [help]

There are no structures currently on site.

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

No structures will be demolished.

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Abide by noise ordinance requirements.

e. What is the current zoning classification of the site? [help]

The site is zoned Mixed Use (MU).

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

The comprehensive plan designation is Mixed Use (MU).

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

Not applicable.

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

The site has high groundwater. The stormwater system will be designed to accommodate this.

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

Approximately 431 people will reside at the site based off the average Tumwater household size (2.38 persons).

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

No displacement will take place as no residences currently exist on site.

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

This project proposal will provide housing once completed.

No other measures are proposed at this time.

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

The project is a permitted use and the project will be designed to comply with zoning code and design standards.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

No impacts are expected, therefore no measures are proposed at this time.

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9. **Housing**

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

Approximately 181 middle income units will be provided.

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

No units will be eliminated.

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

Housing units will be provided, no additional measures are proposed.

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? [help]

55' tall. The exterior consists of brick and Hardie siding.

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

Site tree removal will alter territorial views of surrounding residences and businesses.

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

The proposal will be designed to complement surrounding buildings and will be designed to meet city standards.

11. **Light and glare**

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

Outdoor lighting will be used in the evening to light walkways, parking, and outdoor areas.

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

The project would not produce light or glare that would be a safety hazard or interfere with views.

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

There are no existing off-site sources of light or glare that will affect this proposal.

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Lighting shall meet ordinance requirements regarding glare and fixture type.

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

Perimeter site vegetation and cut off type fixtures will be used to minimize impacts.

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12. **Recreation**

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

The site is close to shopping and baseball field is located across I5 to the east.

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

The proposed project would not displace any existing recreational uses.

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

The proposed project would provide a recreation area for residents and access to the pedestrian bridge next to the site to connect to the walking trail.

13. **Historic and cultural preservation**

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 located on or near the site? If so, specifically describe. [help]

Review of the Dept of Archaeological & Historic Preservation shows no structures on or near the 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. [help]

There is no known evidence of Indian or historic use. DAHP database put the site as moderate to high risk of past occupation.

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. [help]

Data provided on the DAHP database (WISAARD) was reviewed (https://wisaard.dahp.wa.gov/Map)

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.

In the event that archaeological deposits are inadvertently discovered during construction, ground-disturbing activities will be halted immediately and City representative will be contacted.

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14. **Transportation**

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. [help]

The site is currently accessed from a driveway on Tyee DR SW. A new connection to Odegard RD SW will be completed as part of this project. Access to the site will be from a driveway on Odegard RD and Bishop RD.

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? [help]

There are four stops to the west of the site on Littlerock Rd, about a half mile away

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

No stalls will be eliminated, 199 will be provided with the project. Street parking will also be available.

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). [help]

Frontage improvements will be provided on Bishop Road and Odegard Rd. A new connection for Odegard Rd to Tyee Drive will also be constructed as shown on the plans.

Improvements on Tyee also shown on plan.

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

The project will not use or occur in the immediate vicinity of water/air/rail transportation.

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? [help]

There will be 985 average daily trips and 80 PM peak hour trips, mostly cars and pickup trucks. Data was obtained from ITE's Trip generation manual 10th addition.

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:

The proposal will not affect movement of agricultural and forest products.

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

Any traffic impact fees as determined by the City of Tumwater will be paid. No other measures are proposed at this time.

15. **Public services**

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. [help]

There is not anticipated to be a significant increased need for public services.

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

No measures are proposed at this time.

16. **Utilities**

a. Circle utilities currently available at the site: [help]
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. [help]

All utilities are stubbed to the site, or exist near the site. City water and sewer will be extended through the site.

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C. Signature [HELP]

EVALUATION FOR AGENCY USE ONLY

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: 

Name of signee: Tyrell Bradley

Position: Principal Engineer

Agency/Organization: LDC, Inc.

Date Submitted: August 22, 2022

D. Signature – Property Owner's Review, Port of Olympia (if applicable)

I certify that I have reviewed the above environmental checklist prepared by the applicant and that the project is consistent with the tenant's lease for Port property. The Port's comments have been incorporated in the document as submitted or as noted.

Port of Olympia – Please Print: _____

Port of Olympia – Signature: _____

Date Submitted: _____

E. CITY OF TUMWATER

Reviewed by: Alex Baruch, Associate Planner

Date: January 18, 2023

F. Supplemental sheet for nonproject actions [help]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

EVALUATION FOR AGENCY USE ONLY

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

EVALUATION FOR AGENCY USE ONLY

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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

KINGSWOOD

CITY OF TUMWATER, WASHINGTON

MAZAMA POCKET GOPHER SCREENING REPORT

Prepared By:

Curtis Wambach, M.S.
Senior Biologist and Principal

EnviroVector
OPTIMIZE USABLE LAND

28 October 2021

360-790-1559

www.envirovector.com

EnviroVector
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Olympia, WA 98502

Phone: (360) 790-1559
Email: curtis@envirovector.com

www.envirovector.com

28 October 2021

Glenn Wells

Reference: Kingswood Tyee Drive SW
Subject: Mazama Pocket Gopher Screening Report

Dear Client:

At your request, EnviroVector has prepared this report to satisfy City of Tumwater requirements for Mazama pocket gopher screenings on the 2.9-acre subject property located on Tyee Dr SW, Tumwater, WA (**Figure 1; Table 1**). The City asked for one (1) additional gopher screening in 2021.

Table 1. Parcels Comprising Subject Property

No#	Property Address	Parcel Number	Property Size (Acres)
1	---	12703240100	2.9
1 Parcel	Total Size		2.9 acres

Permitting Jurisdiction is City of Tumwater.

1.0 INTRODUCTION

The Mazama pocket gopher is a Federally Threatened species protected under the Endangered Species Act and the City of Tumwater Code. Mazama pocket gopher screenings were performed by a qualified biologist certified by the US Fish and Wildlife Service (USFWS) for the purpose of satisfying the City of Tumwater (July 2018) Mazama Pocket Gopher Screening Protocol (**Appendix E**).

The City of Tumwater has determined that a Mazama pocket gopher screening is necessary to comply with City of Tumwater Code and the Endangered Species Act.

2.0 METHODOLOGY

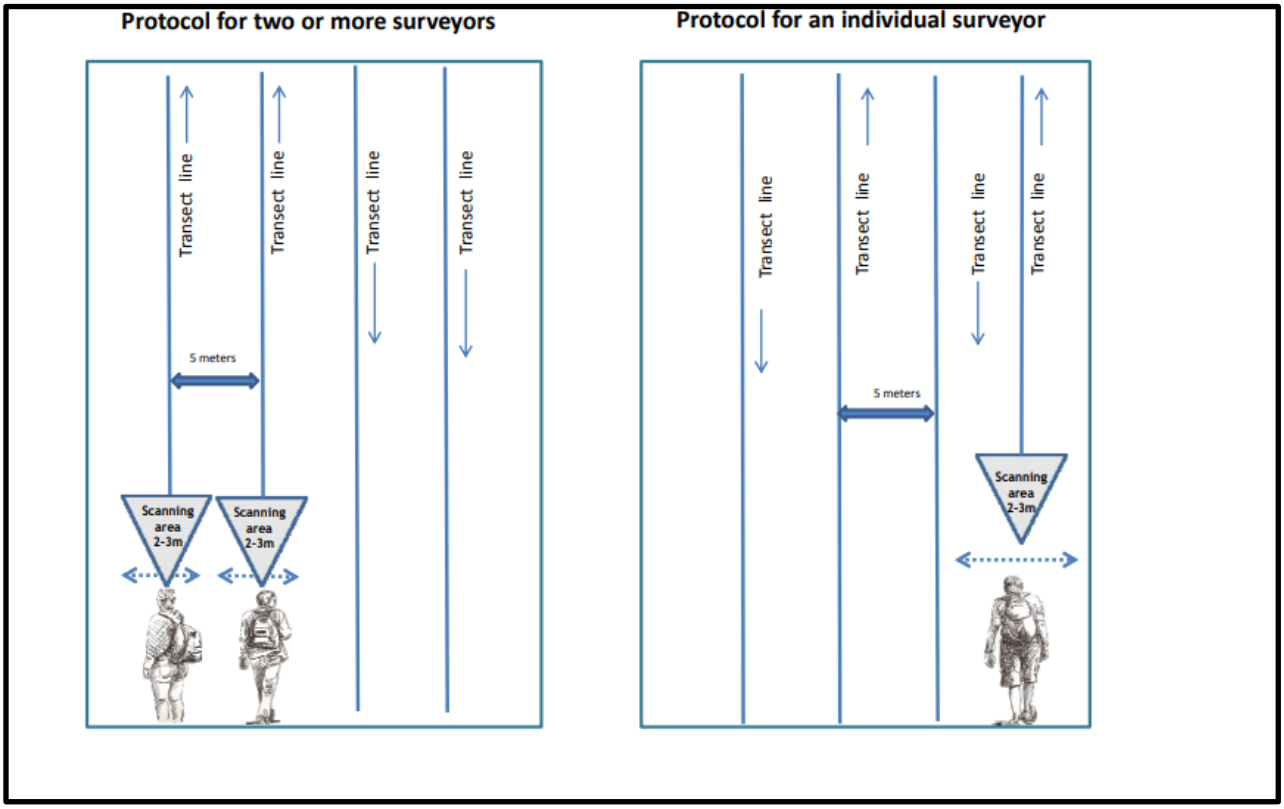
The Mazama pocket gopher screening was performed on 16 September 2020, 27 October 2020, and 28 October 2021 for three (3) site visits at the request of the City of Tumwater. The Mazama pocket gopher screenings is in compliance with the City of Tumwater (July 2018) Mazama Pocket Gopher Screening Protocol (**Appendix E**). The screening was performed within the USFWS prescribed survey window (June 1 through October 31).

In compliance with the USFWS and City of Tumwater (2018) Mazama Pocket Gopher Screening Protocols:

- The study has occurred during the prescribed work window of June 1 to October 31.
- A qualified biologist performed the screenings that has been trained and certified by the USFWS.
- The entire property was evaluated, not just the project footprint.
- The site was visited three (3) times at least thirty (30) days apart the request of the City.
- Data was recorded on datasheets and provided in **Appendix F**.
- The areas of the property covered under the screening survey is illustrated in **Figure 2**.
- The ground was easily visible.

The site evaluation was conducted utilizing USFWS recommended protocol for one (1) surveyor (**Insert 1**). The search pattern had been performed along five (5) meter transects, including brushy and treed areas, examined for any evidence of mounding activity created by the Mazama pocket gopher.

Insert 1. Transect Illustrations



The detailed field methodology is in compliance with the USFWS Site Inspection Protocol and Procedures: Mazama Pocket Gopher as follows:

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.
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.
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 City.
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 City.
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.
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 City:
    a. At least one up-close photo to depict mound characteristics
    b. At least one photo depicting groups of mounds as a whole (when groups are encountered).
    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
    d. Photos can be taken with the GPS unit or a separate, camera, preferably a camera with locational features (latitude, longitude)
    e. Photo point description or noteworthy landscape or other features to aid in relocation. Additional photos to be considered
    f. The approximate building footprint location from at least two cardinal directions.
    g. Landscape photos to depict habitat type and in some cases to indicate why not all portions of a property require gopher screening.
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.
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.

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 information shall be submitted in a form approved by the County.

Soils known to be associated with the Mazama pocket gopher are listed in **Insert 2**.

Insert 2. Mazama pocket gopher soils

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

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

3.0 BACKGROUND INFORMATION

3.1 Thurston County Geodatabase Soils

One (1) soil type was identified on the subject property, Nisqually loamy fine sand, 0 to 3% slopes, which is classified as a "More preferred" gopher soil (**Appendix B & C; Table 2**)

Table 2. Summary of Soil Preference

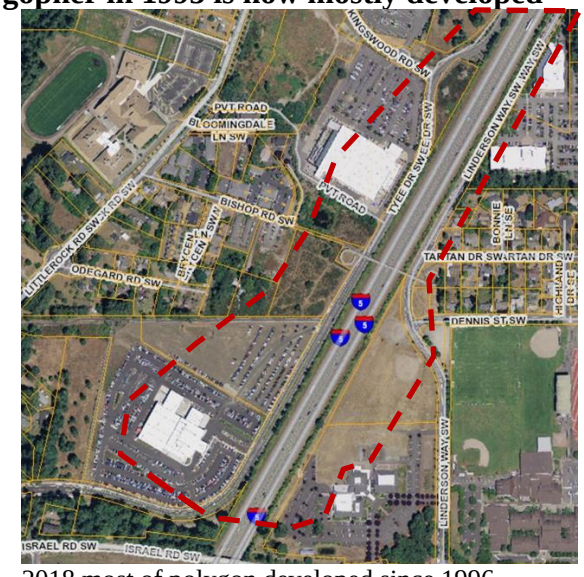
Soil Unit	Gopher Soil	Preference	Comments
Nisqually loamy fine sand, 0 to 3%	Yes	More preferred	Mapped on the entire property

3.2 WDFW Priority Habitats and Species (PHS) Database

The Mazama pocket gopher has been mapped on the subject property by the WDFW Priority Habitats and Species (PHS) database (**Appendix D**). The source data was recorded by the Washington Department of Fish and Wildlife (WDFW) on 30 June 1995. Most of the area mapped as Mazama pocket gopher occurrence in 1995 is now Interstate 5, large box stores, car dealerships, large paved and hard surfaced parking lots, and other development, which brings the accuracy of this polygon in question (**Insert 3**). Even the original polygon was placed over Interstate 5, which cannot be accurate because gophers are not likely to occupy the paved roadway with interstate traffic.

Insert 3. Area mapped as Mazama pocket gopher in 1995 is now mostly developed

1996 most of polygon undeveloped



2018 most of polygon developed since 1996

4.0 FIELD RESULTS

4.1 Mazama Pocket Gopher Site Evaluation

No mounds characteristic of that created by the Mazama pocket gopher have been identified on the subject property during the 16 September 2020, 27 October 2020, and 28 October 2021 Mazama pocket gopher site screenings (**Table 2**). Little to no opportunity exists for future colonization of the subject property by this species because no accessible habitat corridors a or landscape linkages occur that would facilitate movement between the site and other potential habitat patches in this fragmented patchwork of vacant lots. Surrounding properties consist of high intensity land uses, major roads, and Interstate 5, discouraging disbursement of the species and creating a barrier to re-colonization of the species on the subject property.

Mounds created by the Mazama pocket gopher: 1) are crescent or oddly-shaped, 2) contain a plugged tunnel opening that extends diagonally underground from the mound edge, 3) exhibit a fine texture, and are 4) typically in a scattered distribution.

Mole mounds have centrally-located tunnel entrances that extend vertically below the surface, blocky texture, an in-line distribution pattern, and have a conical shape.

Table 2. Summary of Results

Site Visit	Date of Visit	Gopher Occurrence Observed	Comments
1st	16 September 2020	No	No mounds characteristic of that created by the Mazama pocket gopher have been identified on the subject property
2nd	27 October 2020	No	
3rd	28 October 2021	No	

4.2 Mazama Pocket Gopher Habitat Evaluation

Extremely low-quality habitat occurs on the subject property with minimal opportunity for migration over landscape linkages or habitat corridors. Dominant vegetation on the subject property consists of European grasses and Scotch broom (*Cytisus scoparius*) with scattered non-native weedy species throughout the subject property (**Appendix A**). Land use on neighboring properties consists of large box stores, multi-family residential buildings, Interstate 5, major arterial roads, large paved and hard-surfaced parking lots, and other developments (**Appendix A)**. No crescent-shaped gopher mounds with plugged, diagonal tunnels to the surface have been identified on the subject property (**Appendices A & F**).

5.0 CONCLUSION

This Mazama pocket gopher summary report was prepared to satisfy the City of Tumwater Mazama pocket gopher screening requirements and to comply with the City of Tumwater (July 2018) Mazama Pocket Gopher Screening Protocol.

The entire subject property was evaluated for the Mazama pocket gopher on 16 September 2020, 27 October 2020, and 28 October 2021 in accordance with the City of Tumwater (2018) Mazama Pocket Gopher Screening Protocol. The site evaluation was performed within the prescribed survey window (June 1 through October 31).

Gopher indicator soils are mapped on the subject property. The USFWS lists the soil type mapped on the subject property as a “More preferred” gopher indicator soil. In 1995, the WDFW drew a polygon on a map indicating that the Mazama pocket gopher may occur in the area including the subject property and the surrounding area including Interstate 5. The area within the polygon has been mostly developed since 1995, calling this old data in question of accuracy and relevance.

No mounds characteristic of the Mazama pocket gopher have been identified on the subject property.

If you have any questions or require further services, you can contact me at (360) 790-1559.

Sincerely,

Curtis Wambach, M.S.
Senior Biologist and Principal
EnviroVector

Figures

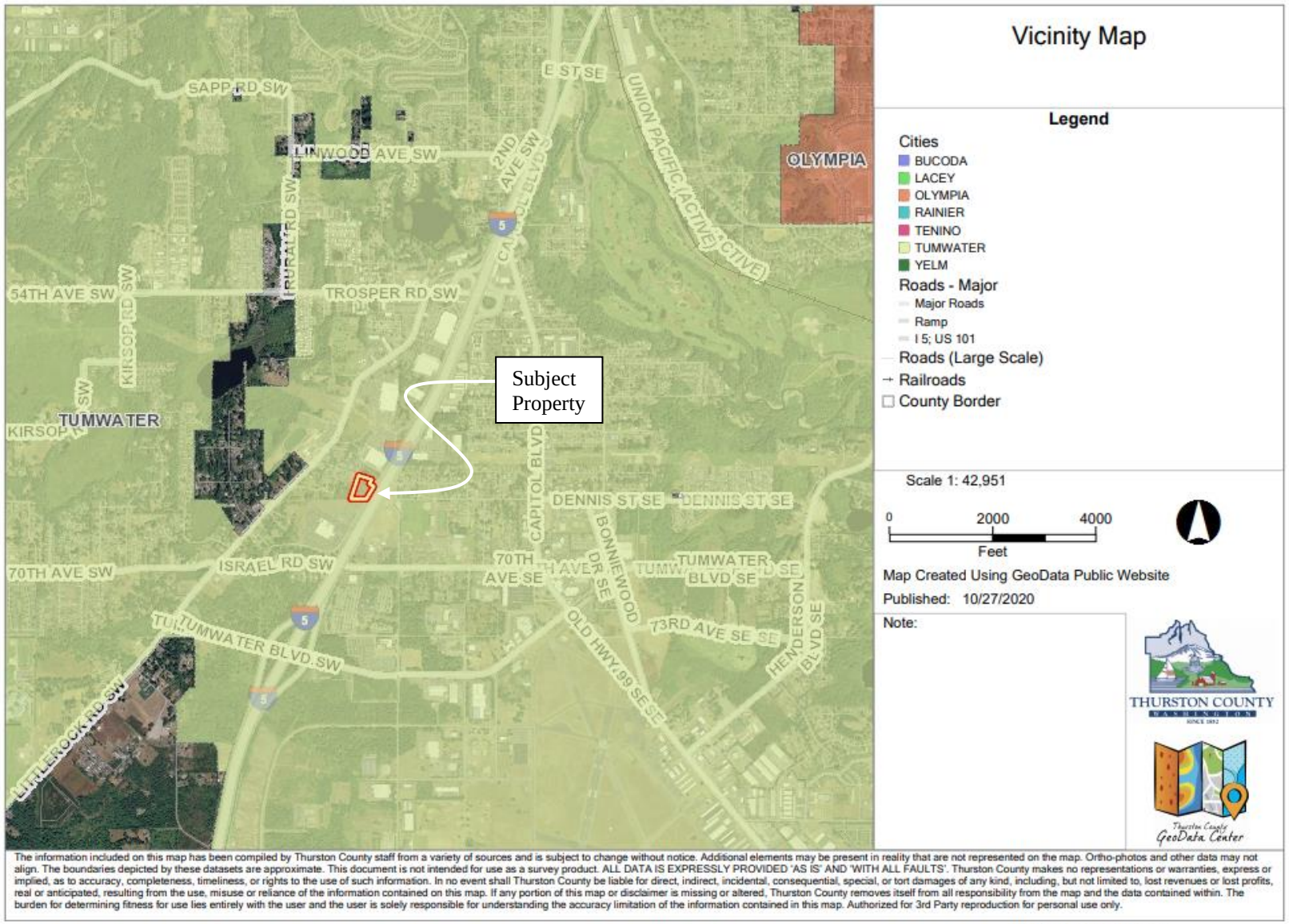


Figure 1 Vicinity Map

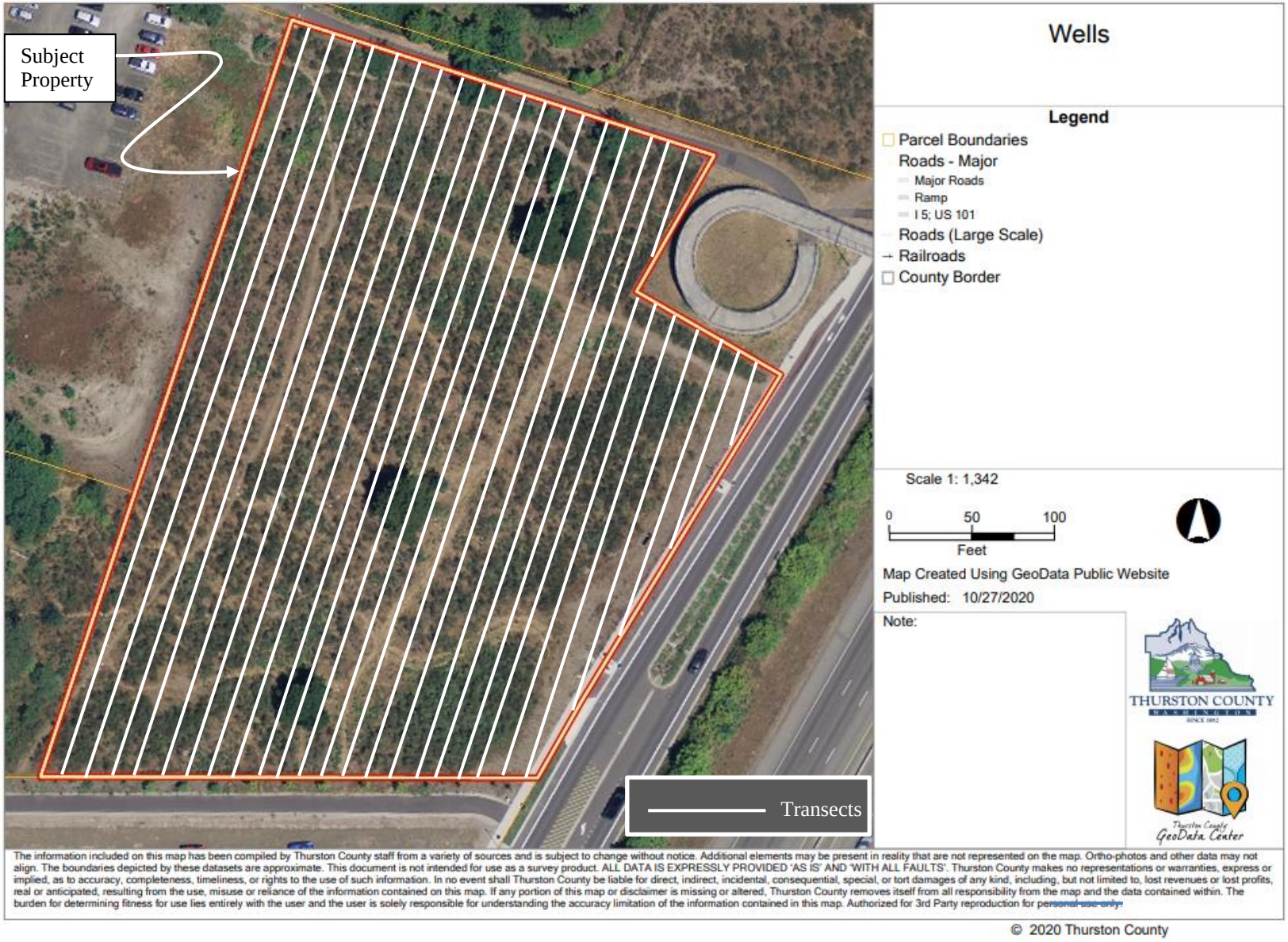


Figure 2 Subject Property

Appendix A

Photo Documentation

First Site Visit (16 September 2020)

Photo 1. Field dominated by European grasses and forbs

Photo 2. Residential properties bordering the site

Photo 3. Pedestrian structure bordering the subject property

Photo 4. Pedestrian structure bordering the subject property

Photo 5. Subject property bordered by Tyee Dr SW

Photo 6. Blocky texture typical of mole mounds

Photo 7. Centrally located vertical tunnel typical of moles

Photo 8. Centrally located tunnel and blocky texture

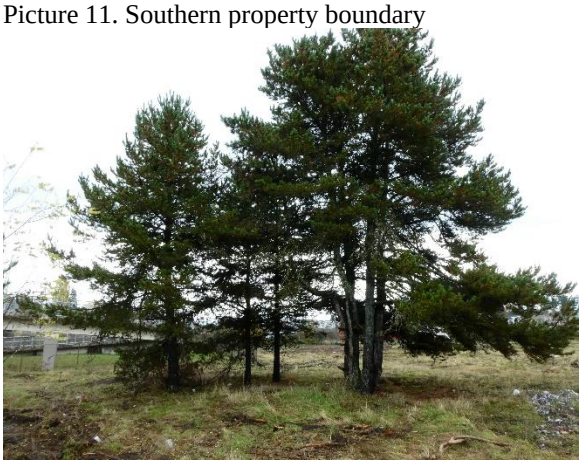
Second Visit (27 October 2020)

Picture 9. NE Property Corner

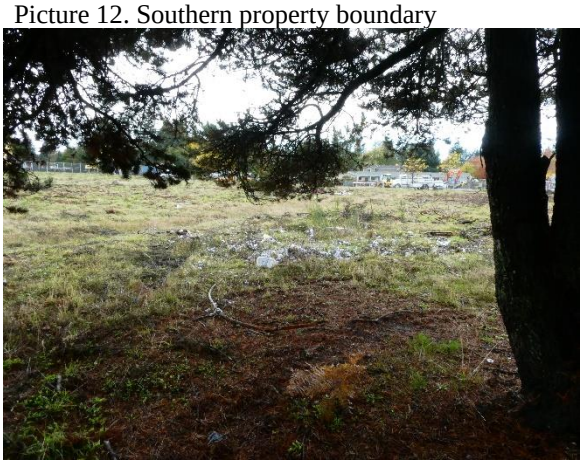
Picture 10. East boundary

Picture 11. Southern property boundary

Picture 12. Southern property boundary



Picture 13. Pines in middle of property



Picture 14. Mowed Scotch Broom

Picture 15. Western property boundary

Picture 16. Burned *Pinus contorta*

Picture 17. Area mowed no mounds of either species

Picture 18. Western property boundary

Third Visit (28 October 2021)

Picture 19. Area mowed no mounds of either species

Picture 20. Western property boundary

Picture 21. Area mowed no mounds of either species

Picture 22. Western property boundary

Picture 23. Area mowed no mounds of either species

Picture 24. Western property boundary


Picture 25. Area mowed no mounds of either species


Picture 26. Western property boundary


Picture 27. Area mowed no mounds of either species


Picture 28. Western property boundary

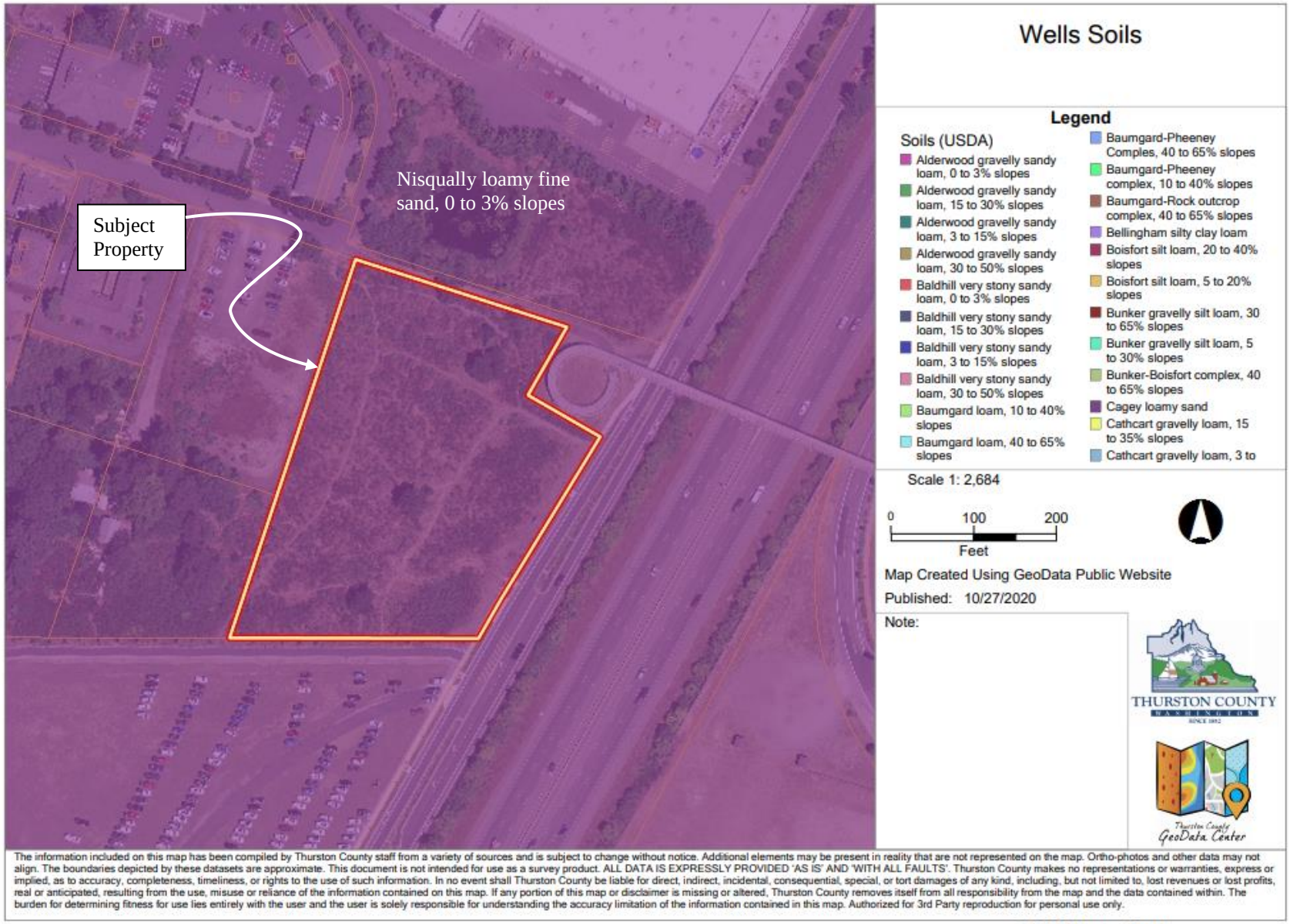

Picture 29. Area mowed no mounds of either species


Picture 30. Western property boundary

Appendix B

Thurston County Geodatabase

Soils



Appendix C

Thurston County Geodatabase

Gopher Indicator Soils


Subject Property
More Preferred
Wells Gopher Soils
Legend
Gopher Indicator Soils
Less Preferred
More Preferred
Parcel Boundaries
Roads - Major
Major Roads
Ramp
I 5; US 101
Roads (Large Scale)
Railroads
County Border
Scale 1: 2,684
0
100
200
Feet
Map Created Using GeoData Public Website
Published: 10/27/2020
Note:
THURSTON COUNTY
WASHINGTON
Thurston County GeoData Center
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.
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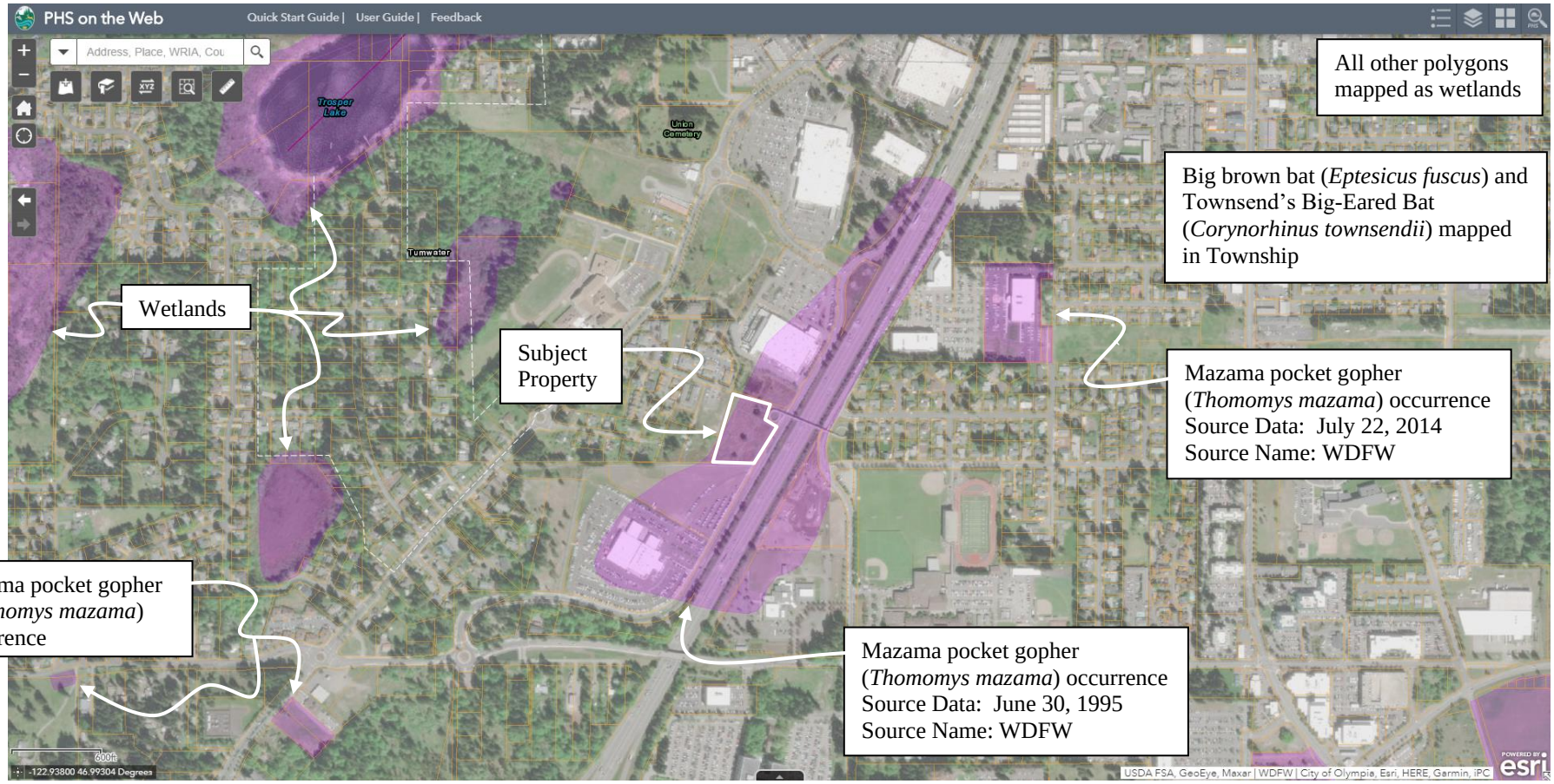
Appendix D

WDFW

Priority Habitat Species (PHS)


PHS on the Web
Quick Start Guide | User Guide | Feedback
Address, Place, WRIA, Cou
Trosper Lake
Union Cemetery
Tumwater
All other polygons mapped as wetlands
Big brown bat (*Eptesicus fuscus*) and Townsend's Big-Eared Bat (*Corynorhinus townsendii*) mapped in Township
Wetlands
Subject Property
Mazama pocket gopher (*Thomomys mazama*) occurrence
Source Data: July 22, 2014
Source Name: WDFW
Mazama pocket gopher (*Thomomys mazama*) occurrence
Mazama pocket gopher (*Thomomys mazama*) occurrence
Source Data: June 30, 1995
Source Name: WDFW
600ft
-122.93800 46.99304 Degrees
USDA FSA, GeoEye, Maxar | WDFW | City of Olympia, Esri, HERE, Garmin, iPC
esri

Appendix E

City of Tumwater

Mazama Pocket Gopher

Screening Protocol

Appendix F

Datasheets

Sample Mazama Pocket Gopher Screening Field Form

Site Visit Date: 16 September 2020

If 2nd or 3rd site visit, date(s) of previous visits: 27 October 2020

Site Information	**Parcel #:** #12703240100 **Site/Landowner:** Wells	
How were the data collected? (circle the method for each)	**Transect:** **(GPS)** **Aerial** **Mounds:** **(GPS)** **Aerial** **Notes:**	
Field team names: (Note who filled out form and others conducting screening)	Curtis Wambach	
Others onsite (name/affiliation)		
Site visit # (CIRCLE all that apply)	**(1st)** **2nd** **3rd**	**Notes:**
Do onsite conditions throughout the entire parcel preclude the need for MPG surveys? **(CIRCLE and DESCRIBE)**	**Yes** **(No)** **Dense woody cover (trees/shrubs) that appears to preclude any MPG use** **Impervious Compacted Graveled Flooded Slope** **Other_____** **Notes:**	
Describe ground visibility for mound detection: (CIRCLE and DESCRIBE)	**Poor Fair (Good) Notes:**	

	MPG Mounds	**Indeterminate**	**Mole Mounds**
Quantify or describe amount of MPG mounds and approx. # of mounds or groups of mounds (specify whether count is individual mounds or groups)	0	0	16
	No MPG mounds observed (CIRCLE)		

Sample Mazama Pocket Gopher Screening Field Form

Does woody vegetation onsite match aerial photo? (CIRCLE and DESCRIBE)	**(Yes)** **No – describe differences and show on parcel map/aerial:**
What portion of the property was screened? (CIRCLE and DESCRIBE)	**(All)** **Part - describe and show on parcel map/aerial:**
Notes	
Team reviewed and agreed to data recorded on form? (CIRCLE, and EXPLAIN if "No")	**Yes No** **Reviewed by: ____ ____ ____ _____ _____** **Notes:**

Sample Mazama Pocket Gopher Screening Field Form

Site Visit Date: 16 September 2020

If 2nd or 3rd site visit, date(s) of previous visits: 27 October 2020

Site Information	**Parcel #:** #12703240100 **Site/Landowner:** Wells	
How were the data collected? (circle the method for each)	**Transect:** **(GPS)** **Aerial** **Mounds:** **(GPS)** **Aerial** **Notes:**	
Field team names: (Note who filled out form and others conducting screening)	Julie Lewis/Curtis Wambach	
Others onsite (name/affiliation)		
Site visit # (CIRCLE all that apply)	**1st** **(2nd)** **3rd**	**Notes:**
Do onsite conditions <u>throughout the entire parcel</u> preclude the need for MPG surveys? **(CIRCLE and DESCRIBE)**	**Yes** **(No)** **Dense woody cover (trees/shrubs) that appears to preclude any MPG use** **Impervious Compacted Graveled Flooded Slope** **Other_____** **Notes:**	
Describe ground visibility for mound detection: (CIRCLE and DESCRIBE)	**Poor Fair (Good) Notes:**	

	MPG Mounds	**Indeterminate**	**Mole Mounds**
Quantify or describe amount of MPG mounds and approx. # of mounds or groups of mounds (specify whether count is individual mounds or groups)	0	0	14
	No MPG mounds observed (CIRCLE)		

Sample Mazama Pocket Gopher Screening Field Form

Does woody vegetation onsite match aerial photo? (CIRCLE and DESCRIBE)	**(Yes)** **No – describe differences and show on parcel map/aerial:**
What portion of the property was screened? (CIRCLE and DESCRIBE)	**(All)** **Part - describe and show on parcel map/aerial:**
Notes	
Team reviewed and agreed to data recorded on form? (CIRCLE, and EXPLAIN if "No")	**Yes No** **Reviewed by: ____ ____ ____ _____ _____** **Notes:**

Sample Mazama Pocket Gopher Screening Field Form

Site Visit Date: 28 October 2021

If 2nd or 3rd site visit, date(s) of previous visits: 27 October 2020 16 September 2020

Site Information	**Parcel #:** #12703240100 **Site/Landowner:** Wells	
How were the data collected? (circle the method for each)	**Transect:** **(GPS)** **Aerial** **Mounds:** **(GPS)** **Aerial** **Notes:**	
Field team names: (Note who filled out form and others conducting screening)	Julie Lewis/Curtis Wambach	
Others onsite (name/affiliation)		
Site visit # (CIRCLE all that apply)	**1st** **2nd** **(3rd)**	**Notes:** **City requested a 3rd site visit**
Do onsite conditions throughout the entire parcel preclude the need for MPG surveys? **(CIRCLE and DESCRIBE)**	**Yes** **(No)** **Dense woody cover (trees/shrubs) that appears to preclude any MPG use** **Impervious Compacted Graveled Flooded Slope** **Other_____** **Notes:**	
Describe ground visibility for mound detection: (CIRCLE and DESCRIBE)	**Poor Fair (Good) Notes:**	

	MPG Mounds	**Indeterminate**	**Mole Mounds**
Quantify or describe amount of MPG mounds and approx. # of mounds or groups of mounds (specify whether count is individual mounds or groups)	0	5	15
	No MPG mounds observed (CIRCLE)		

Sample Mazama Pocket Gopher Screening Field Form

Does woody vegetation onsite match aerial photo? (CIRCLE and DESCRIBE)	**Yes** **No – describe differences and show on parcel map/aerial:**
What portion of the property was screened? (CIRCLE and DESCRIBE)	**All** **Part - describe and show on parcel map/aerial:**
Notes	
Team reviewed and agreed to data recorded on form? (CIRCLE, and EXPLAIN if "No")	**Yes** **No** **Reviewed by: ____ ____ ____ _____ _____** **Notes:**

WASHINGTON FORESTRY CONSULTANTS, INC.
FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS
W F C I
O: 360/943-1723
C: 360/561-4407
9136 Yelm Hwy SE
Olympia, WA 98513

- Tree Protection Plan-

KINGSWOOD APARTMENTS

Kingswood Drive SW
Tumwater, Washington

Prepared for: Glenn Wells Architects

Prepared by: Washington Forestry Consultants, Inc.

Date: July 6, 2022

The project proponent is proposing to build a 180-unit multi-family apartment complex on 3.1-acres at Kingswood Drive SW in Tumwater, WA. Washington Forestry Consultants, Inc. was retained to examine the trees on the proposed project parcel.

Scope of Work

The purpose of the evaluation was to:

1. Complete an inventory of existing trees, and
2. Make recommendations for retention and/or replacement as per Chapter 16.08.070, the Tumwater Tree Protection Ordinance.
3. Prepare a new tree protection plan.

Methodology

WFCI has evaluated all trees 6 inches and larger diameter at breast height (DBH) in the proposed project area, and assessed their potential to be incorporated into the new project. The parcel was located and identified on plans provided to WFCI. The tree evaluation phase used methodology developed by Matheny and Clark (1998)[1] and the International Society of Arboriculture.

[1] Nelda Metheny and James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees during Land Development. International Society of Arboriculture, Champaign, IL.

Soils and Site Description

The project includes parcel number: 12703240100 located in Sec. 03, T17N, R2W, W.M., City of Tumwater, Thurston County, Washington.

The topography of the project site is flat. It is bordered by Kingswood Drive SW to the north, Tyee Drive SE to the east, a Toyota dealership to the south, and a new multi-family development to the west. The parcel is sparsely stocked with scattered open grown trees. The ages of the trees are approximately 10 to 40 years old. There are no improvements on the site.

According to the Thurston County Soil Survey, the one soil type located on the site is the Nisqually loamy fine sand, a very deep, somewhat excessively drained soil found on terraces. It formed in sandy glacial outwash. Permeability is moderately rapid in the surface layer and very rapid in the substratum. Available water capacity is moderate and effective rooting is over 60 inches. Windthrow hazard is slight under normal conditions. Droughtiness during the summer months may cause seedling mortality.

Figure 1: Soil map of Kingswood Apartments Site.

73 - Nisqually loamy fine sand

Existing Trees

There is one forest type on the 3.1-acre project area.

Type I: This type contains all trees in the project area. There are three black locust (*Robinia pseudoacacia*) and 10 shore pine (*Pinus contorta*) trees growing in the type. The trees range from 5 to 20 inches DBH. The condition of the trees ranges from 'Dead' to 'Fair'. Black locust however, is considered to be in invasive species and not recommended for retention on new projects. The following Table 1 is a list of all trees on the site.

Table 1. Inventory of trees on Kingswood Drive Apartments Site.

#	Species	DBH (in.)	Condition	Savable Based on Tree Condition Only? Yes or No	Minimum Root Protection Zone (ft.) if Saved	Project Plan Save or Remove	Notes
1	Shore Pine	8 – 12	Poor	No		Remove	Poor form, broken tops
2	Shore Pine	9 – 12	Dead	No		Remove	
3	Shore Pine	9	Fair	Yes	6	Remove	
4	Shore Pine	8	Fair	Yes	6	Remove	
5	Shore Pine	12	Fair	Yes	8	Remove	
6	Shore Pine	10 – 20	Fair	Yes	17	Remove	3 stems
7	Shore Pine	6	Fair	Yes	6	Remove	
8	Shore Pine	9	Fair	Yes	6	Remove	
9	Shore Pine	7	Fair	Yes	6	Remove	
10	Shore Pine	6	Fair	Yes	6	Remove	
11	Black Locust	7,8	Poor, invasive;	No		Remove	Poor form, growing in fence
12	Black Locust	6 – 7	Poor, invasive;	No		Remove	Poor form, growing in fence
13	Black Locust	5,6	Poor, invasive;	No		Remove	Poor form, growing in fence

The understory of the type is grass, Scotch broom (*Cytisus scoparius*), and Himalayan black berry (*Rubus armeniacus*).

Photo 1. View of cover type I and trees 1 & 2 on Kingswood Apartments Site.

Historic Trees. -- No Historic Trees occur on the site.

Specimen Trees. – No trees were considered to be specimen trees.

Off-Site Trees. – No offsite trees will be adversely affected by this project.

Tree Protection Areas

Due to poor tree quality, the invasive nature of black locust, and the tree locations being under the footprint of improvements, no trees are planned to be retained.

Minimum Stocking Calculation

The City of Tumwater Tree and Vegetation Protection Ordinance requires that 20% of the existing trees (or 12 trees per acre, whichever is larger) be saved on site.

The following is a summary of the proposed tree retention:

Total Project Acreage:	3.1 acres
Total # of Healthy Trees on the Project	8 trees
Required Retention (12 Trees/acre) *	**37 trees**
Required Retention (20%): **	2 trees
Planned Tree Retention:	0 trees
Planned Tree Removal	13 trees
Shortage of Required Retention (37 - 0)	37 trees

* Used for required tree retention calculation.
** Ordinance requires 20% or 12 trees/acre, whichever is greater – Sample calculation.

According to TMC 16.08.070.R.4: "In situations where a parcel of land to be developed does not meet the retention standards above in an undeveloped state, the applicant shall be required to reforest the site to meet the applicable standard outlined above at a 1:1 ratio as a condition of project approval." A Tree Replacement Plan is necessary since planned retention is short of the minimum stocking requirement by 37 trees. The Tumwater tree ordinance requires that 37 trees be replanted to meet the 1:1 replacement standard. This plan is providing 80 replacement trees in the landscaping plan.

Tree Protection during Construction

If trees were saved, the tree protection fence should be orange mesh plastic, and be erected after logging and clearing, but prior to grading. No trenches, cuts, fills, drainage modification, irrigation lines, storing of materials, equipment operation, or other activity should occur within the critical root zone of protected trees. The tree protection and silt fences should be installed at least 5 feet beyond the driplines of trees to be saved.

If there are to be encroachments on any large diameter trees due to any change in the site plan, each tree should be evaluated to determine the impacts on tree survival and safety prior to the impact.

Pruning

If trees were retained, then all trees to be retained near structures, streets, or other targets should be crown cleaned to remove dead, dying, diseased, structurally defective, or extra branches. Crown raising or side trimming may be necessary to provide building and ground clearances for sidewalks and parking lots. All pruning should conform to the ANSI A300[2] standards for proper pruning, and be completed by or supervised by an ISA Certified Arborist®.

Landscape Installation

Grading, rototilling, and installation of irrigation lines should not impact the critical root zones (CRZ) if trees are saved. Noxious vegetation such as blackberry and Scotch broom should be selectively removed from tree tract areas by hand.

If additional fill is required to achieve desired grades, no more than 20% of the protected trees root zone should be covered with fill depths over 2 inches. If impacts must exceed 20% of the CRZ, the tree should be further evaluated by a Washington Forestry Consultants, Inc. (WFCI) to determine if removal and replacement is more appropriate.

Sequence of Events for Tree Protection Activity

1. Stake the clearing limits.
2. Complete logging.
3. Complete construction.
4. Plant replacement trees.

Tree Species for Inter-planting

We recommend that the following conifer tree species be used to interplant any gaps in the tree protection areas:

- Western redcedar
- Douglas-fir
- Incense-cedar
- Austrian pine

The trees should be at least 6-7 foot tall balled and burlap trees with well-developed central leaders.

The landscape plan (prepared by others) should incorporate some deciduous accent and shade trees to provide a mix of color, texture, and size across the site. The street tree

[2] American National Standard ANSI A300 (Part 1). 2008. Pruning for Tree Care Operations - Tree, Shrub, and Other Woody Plant Management - Standard Practices (Pruning). Tree Care Industry Association. Londonderry, NH. 13 pgs.

selection should correspond to the Tumwater Comprehensive Street Tree Plan recommendations. All tree species should be planted and mulched according to industry standards.

Summary

We propose that **no trees be retained** on the site due to poor tree condition or the invasive nature of the species. Other trees are located under the footprint of improvements and are not particularly significant. A landscape plan using quality tree species will provide high quality trees in 10 years - Versus dying retained trees that are not quality today.

A total of 37 trees are required to be planted to reforest the site to meet the TMC requirement. A total of 80 trees are being planted on the site.

We have suggested some suitable tree species for tree replacement. Payment for the shortfall of planted trees can, with approval, be made to the Tumwater Tree Fund.

Please give us a call if you have any questions.

Respectfully submitted,

Washington Forestry Consultants, Inc.

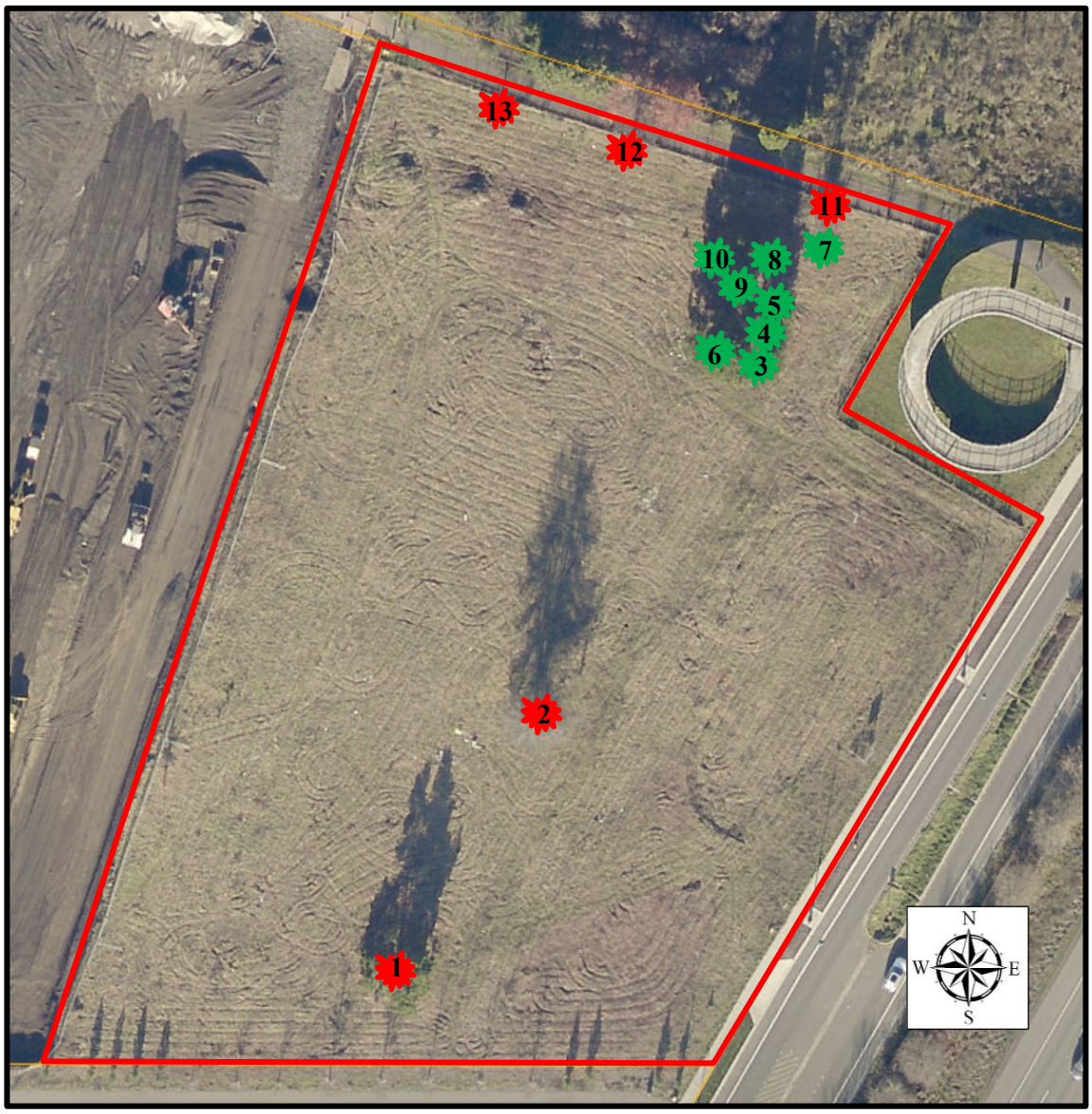
Galen M. Wright, ACF, ASCA
ISA Bd. Certified Master Arborist PN-129BU
Certified Forester No. 44
ISA Tree Risk Assessor Qualified
ASCA Tree and Plant Appraisal Qualified

Joshua Sharpes
Professional Forester
ISA Certified Arborist®,
Municipal Specialist, PN- 5939AM
ISA Tree Risk Assessor Qualified

APPENDIX I

Kingswood Drive Apartments Site Tree Locations

(Thurston County Geodata 2020)



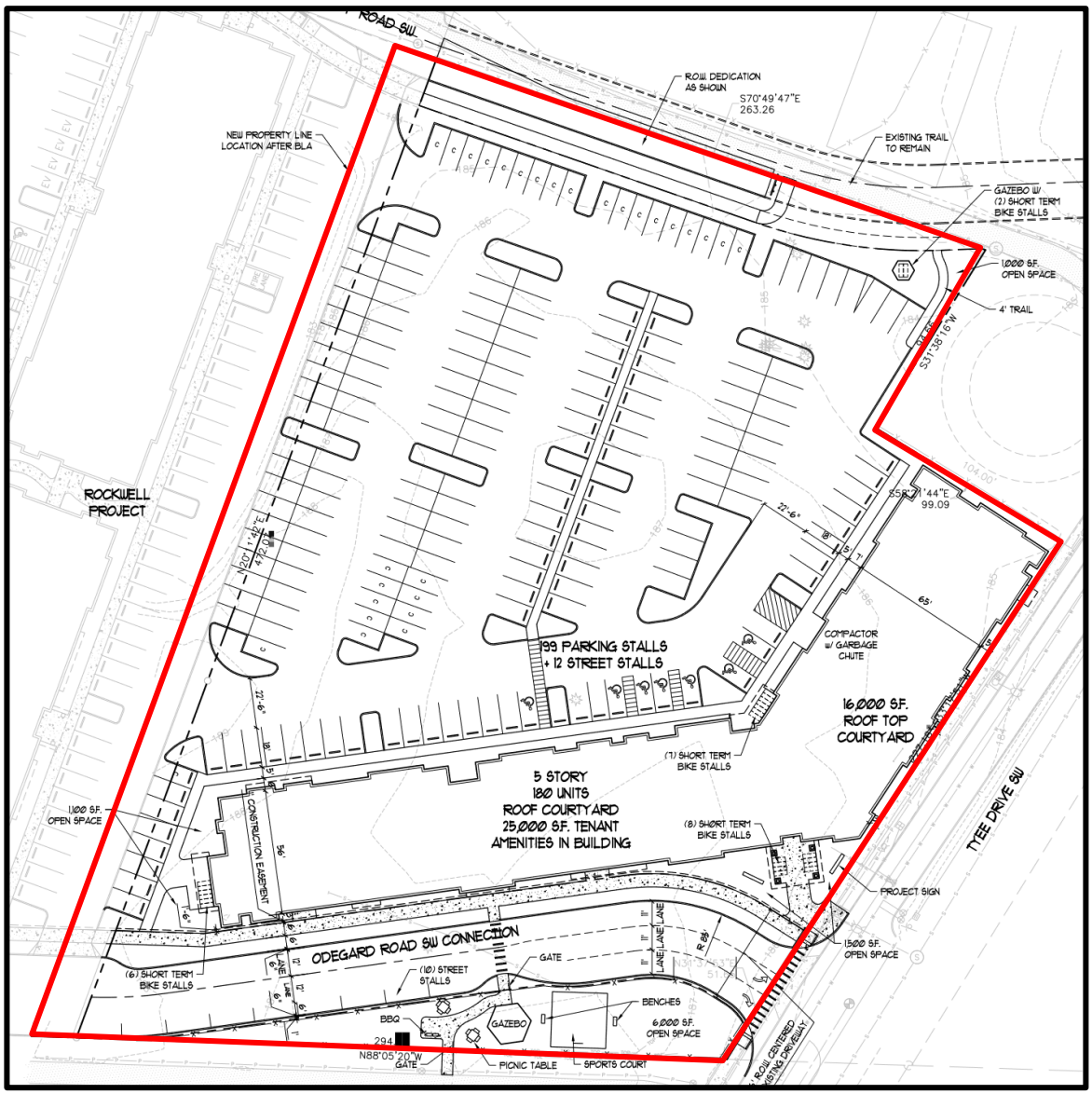
Project and Cover Type Boundary

Healthy Tree

Unhealthy Tree

APPENDIX II

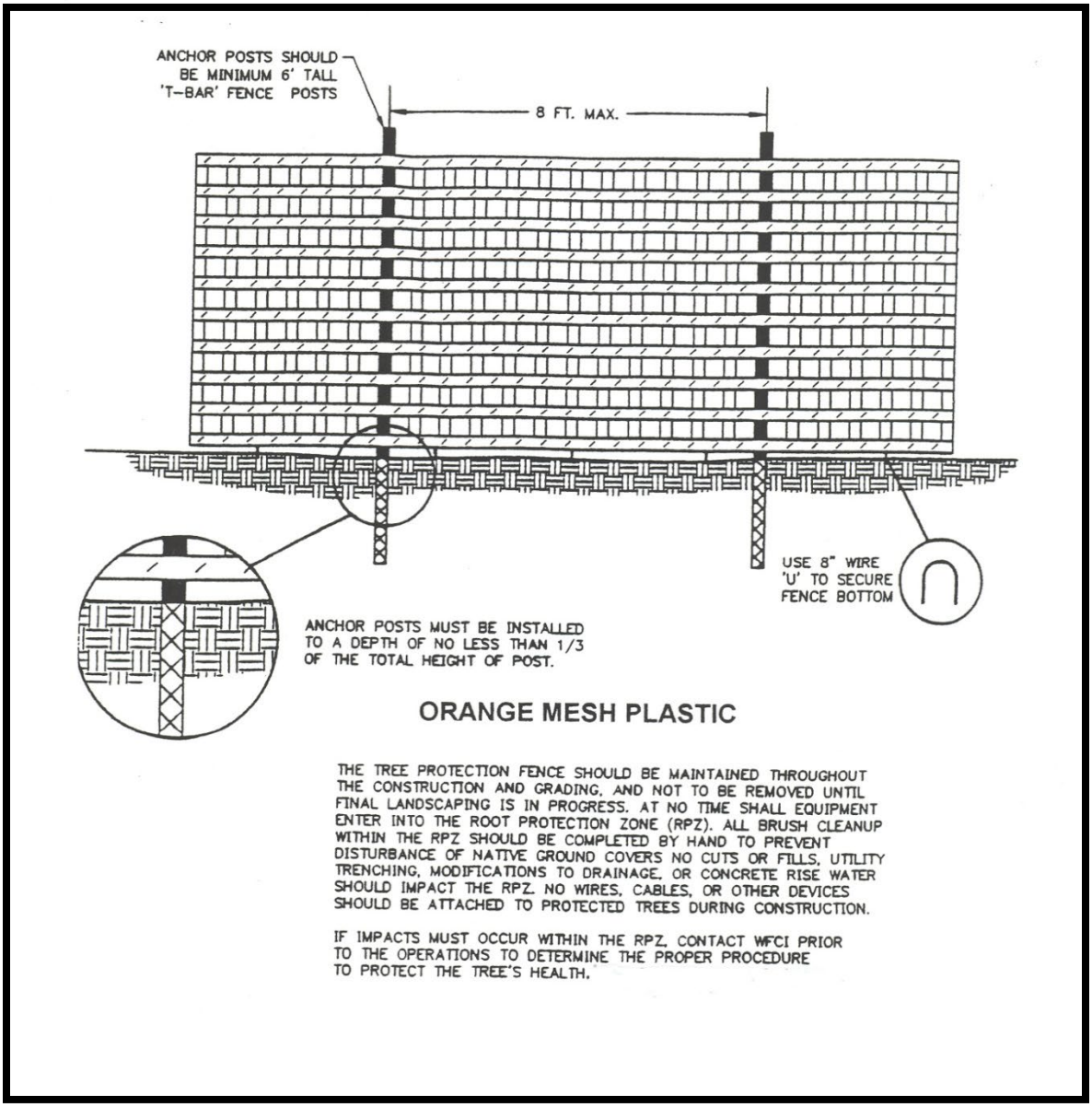
Kingswood Drive Apartments Site Plan



Project Boundary

APPENDIX III

Tree Protection Fence Detail



APPENDIX IV

Assumptions and Limiting Conditions

1) Any legal description provided to the Washington Forestry Consultants, Inc. is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2) It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, unless otherwise stated.

3) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, Washington Forestry Consultants, Inc. can neither guarantee nor be responsible for the accuracy of information.

4) Washington Forestry Consultants, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

5) Loss or alteration of any part of this report invalidated the entire report.

6) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc.

7) Neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc. -- particularly as to value conclusions, identity of Washington Forestry Consultants, Inc., or any reference to any professional society or to any initialed designation conferred upon Washington Forestry Consultants, Inc. as stated in its qualifications.

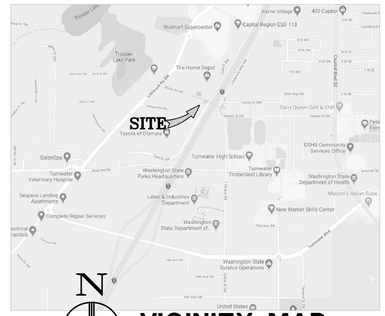
8) This report and any values expressed herein represent the opinion of Washington Forestry Consultants, Inc., and the fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence neither of a subsequent event, nor upon any finding in to reported.

9) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

10) Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or other plant or property in question may not arise in the future.

Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.

SITE PLAN
SCALE: 1"=30'



VICINITY MAP
N.T.S.

GENERAL DATA

	ACTUAL:	CODE REQ'D:	R.O.W. DEDICATION:
PARCEL NUMBER:	12103240100		
LEGAL:	SECTION 3, TOWNSHIP 17 N, RANGE 2 W W.M.		
OWNER:	FOURTH STREET HOUSING, LLC		
APPLICANT:	FOURTH STREET HOUSING, LLC PO BOX 159 ARLINGTON, WA 98223		
WATER:	CITY OF TUMWATER		
SEWER:	CITY OF TUMWATER		
ZONE:	MU		
TOTAL SITE AREA:	135,191 SF.		21,147 SF.
REMAINING SITE AREA:	114,044 SF.		
BUILDING FOOTPRINT:	25,844 SF.		
TOTAL BUILDING AREA:	130,497 SF.		
FIRST FLOOR:	25,844 SF.		
FIRST FLOOR CANOPIES:	1,222 SF.		
SECOND FLOOR:	25,875 SF.		
THIRD FLOOR:	25,354 SF.		
FOURTH FLOOR:	25,354 SF.		
FIFTH FLOOR:	25,648 SF.		
BUILDING HEIGHT:	55'-8" OK w/ SOLAR STUDY	50' OR 5 STORIES MAX.	
SET BACKS ZONE MU:	4'-6"	NO MIN. FRONT YARD	
	1'-6"	NO MIN. SIDE YARD	
	17'-0"	NO MIN. REAR YARD	
FIRE SPRINKLER:	YES - NFPA 13		
FIRE ALARM:	YES		
OCCUPANCY:	R-2		
TYPE OF CONSTRUCTION:	VA w/ STAIR PRESSURIZATION		
CODE:	2018 IBC		
TOTAL LANDSCAPING:	17,384 SF. (15.2%)	17,107 SF. (15%) MIN.	5,237 SF.
PAVING AREA:	64,495 SF.		12,753 SF.
TOTAL IMPERVIOUS AREA:	96,660 SF. (84.8%)	96,937 SF. (85%) MAX.	15,910 SF.

TOTAL UNITS: (181) UNITS + (10) STORAGE UNIT
UNIT MIX:
- (41) STUDIO
- (40) STUDIO w/ DEN
- (68) 1 BEDROOM
- (9) 1 BEDROOM w/ DEN
- (19) 2 BEDROOM
- (4) 2 BEDROOM w/ DEN

OPEN SPACE:	27,200 SF.	181 x 150 = 27,150 SF. REQUIRED
ACTIVE OPEN SPACE:	21,000 SF.	
PASSIVE OPEN SPACE:	6,000 SF.	
PARKING:	TOTAL 199 STALLS	198 STALLS REQUIRED
	170 STANDARD STALLS	
	+12 STREET STALLS	
	29 COMPACT STALLS (15%)	15% MAX.
	EV INFRASTRUCTURE (199 x 05 = 10 STATIONS)	

PARKING CALCULATION:
(181) STUDIOS, 1 BEDROOM & 2 BEDROOM x 1 STALL = 181 STALLS
(PROJECT IS WITHIN 1/2 MILE OF TRANSIT STOP)
+ 1 GUEST FOR EVERY 10 UNITS = 18 STALLS
198 STALLS REQUIRED < 199 OK

BIKE PARKING:
- SHORT TERM: 181 UNITS / 4 = 45 x 05 = 23 STALLS
- LONG TERM: 181 UNITS / 4 = 45 + 22 = 67 STALLS REQUIRED
  181 LONG TERM STALLS PROVIDED (1 STALL IN EACH UNIT)

FAR CALC.:
130,497 / 114,044 = 1.14

DENSITY:
181 UNITS / 2.62 ACRES = 69 UNITS / ACRE OK | MIN. 14 UNITS / ACRE

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STATE OF WASHINGTON

date: 04-01-22
drawn: R.C.T.
checked: G.C.W.

city issue:

revisions: 07-22-22
09-09-22

title:
SITE PLAN
KINGSWOOD APARTMENTS
–
TUMWATER, WASHINGTON

sheet no.
SP1.0