City Hall
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855
Fax: 360-754-4138

NOTICE OF APPLICATION AND
SEPA REVIEW NOTICE OPTIONAL DNS PROCESS
LINCS Modular Building
TUM-22-1544
March 29, 2023

Description of Proposal: Construction of a 1,900 square-foot modular building (school expansion) to serve 18-21 year-old life skills students with associated infrastructure.

Applicant: Tumwater School District, Capital Projects, Mel Muray; 621 Linwood Ave SW, Tumwater, WA 98512

Location of Proposal: 621 Linwood Ave SW, Tumwater, WA 98512

Required Permits/Approvals: The following may be required: Site Plan Review Approval, Environmental Review (SEPA Determination), Design Review Approval, Landscape Plan Approval, Transportation Concurrency Ruling, Conditional Use Permit, Site Development/Grading and Building Permits.

Date of Complete Application: March 23, 2023.

Determination of Consistency: At this time, no determination of consistency with City plans or standards has been made. At a minimum, this project will be subject to the following regulations: Tumwater Comprehensive Plan, Zoning Code, Shoreline Master Program, Wetland Protection Ordinance, Fish and Wildlife Habitat Protection Ordinance, Tree Protection Ordinance, and Development Guide (street, utility and storm water standards), and International Building and Fire Codes.

SEPA Review: The Tumwater Community Development Department expects to issue a Determination of Non-Significance (DNS) for the proposal. This project is being reviewed under the optional DNS process in accordance with WAC 197-11-355.

This decision was made after review of a completed environmental checklist and other information on file with the City of Tumwater. This information is available to the public upon request. A copy of the subsequent threshold determination for the proposal may also be obtained upon request. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may

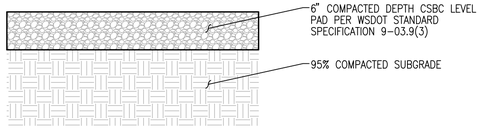
incorporate or require mitigation measures regardless of whether an EIS is prepared.

Public Hearing: A public hearing is required due to the use being a conditional use permit in the single family medium zoning district. Public notice will take place once the meeting date is scheduled.

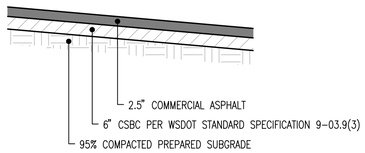
Public Comment Period: The duration of the comment period for this notice is 15 days. Written comments may be submitted to City of Tumwater, Community Development Department, Attn: Alex Baruch, 555 Israel Road SW, Tumwater, WA 98501, or email to abaruch@ci.tumwater.wa.us, and must be received by 5:00 p.m. on April 13, 2023.

If you have any questions or would like additional information, please contact Alex Baruch, Planner, at 360-754-4180.

Published: March 29, 2023
Posted: March 29, 2023

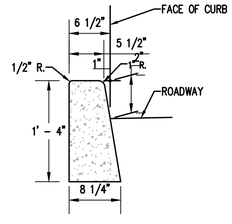


CSBC SECTION (UNDER METAL LANDINGS)
NOT TO SCALE

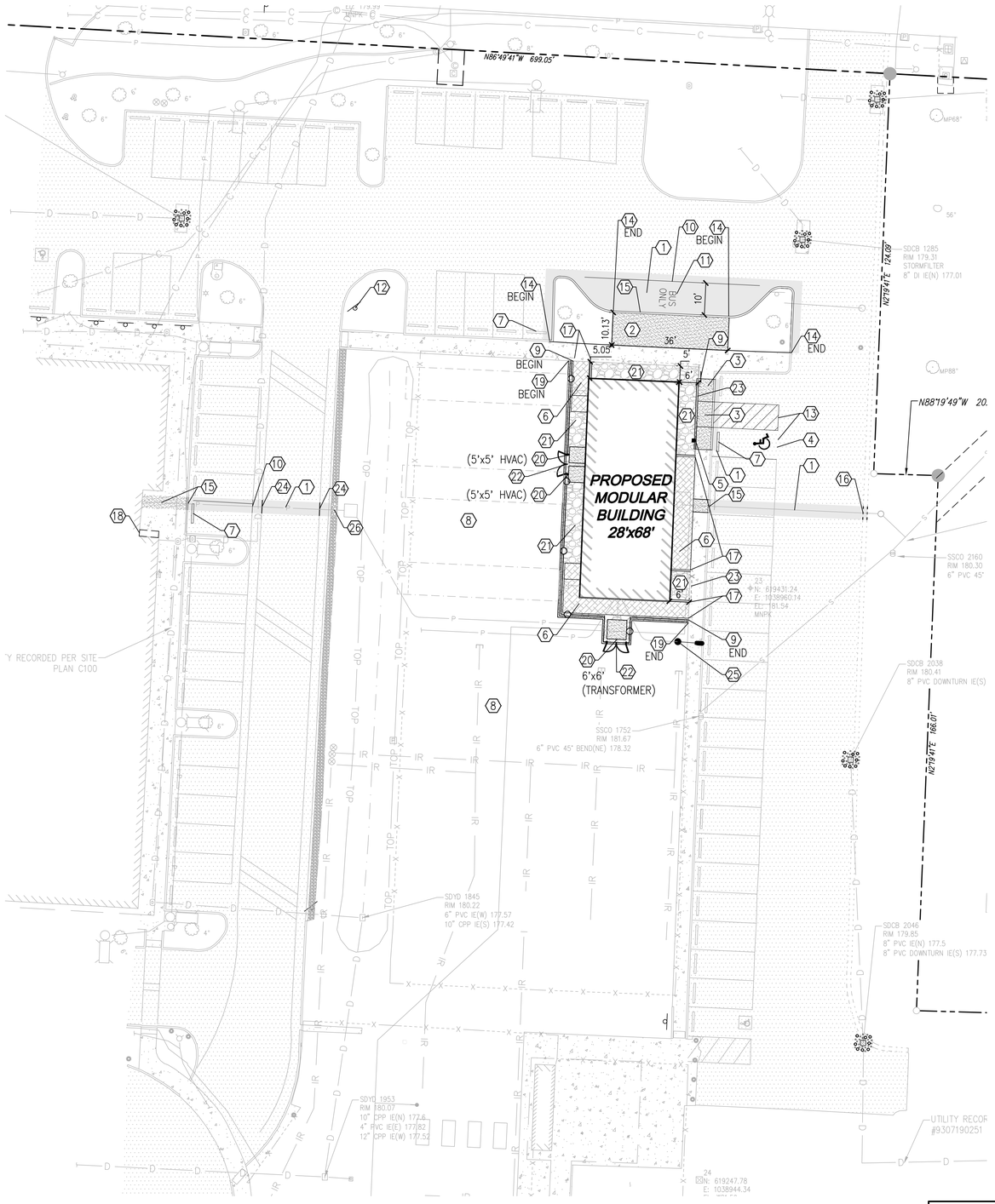


TYPICAL ASPHALT PAVEMENT SECTION
NOT TO SCALE

BIKE RACK
NOT TO SCALE



CONCRETE BARRIER CURB
NOT TO SCALE



SCALE: 1" = 20'
20' 0 20' 40'

LEGEND

- ASPHALT PAVING PER DETAIL ON SHEET C.4.0
- CONCRETE SIDEWALK PER CITY OF TUMWATER STD DETAIL ST-04 ON SHEET C.4.1
- CSBC PER WSDOT STANDARD SPECIFICATION 9-03.9(3)
- PROPOSED MODULAR BUILDING
- PROPOSED METAL RAMP AND LANDING
- CONCRETE BARRIER CURB PER DETAIL ON SHEET C.4.0
- 6' GALVANISED CHAIN LINK FENCE

CONSTRUCTION NOTES

1. INSTALL ASPHALT PAVEMENT PER DETAIL ON SHEET C.4.0
2. INSTALL CONCRETE SIDEWALK PER CITY OF TUMWATER STD. DETAIL ST-04 ON SHEET C.4.1
3. INSTALL ADA ACCESSIBLE PARALLEL CURB RAMP PER WSDOT STD. DETAIL F-40.12-03 ON SHEET C.4.1
4. INSTALL ADA ACCESSIBLE PARKING STALL PER DETAIL ON SHEET C.4.1
5. INSTALL ADA PARKING SIGN MOUNTED ON FENCE PER DETAIL ON SHEET C.4.1
6. INSTALL CSBC SECTION OUTSIDE MODULAR FOUNDATION UNDER METAL RAMP PER DETAIL ON SHEET C.4.0
7. RE-INSTALL WHEEL STOP
8. IMPORT TOPSOIL & HYDROSEED DISTURBED AREAS PER LANDSCAPE & SEEDING SPECIFICATIONS NOTES ON SHEET C.5.0
9. INSTALL 6' GALVANIZED CHAIN LINK FENCE.
10. 4" WIDE WHITE STRIPE (PAINT)
11. WHITE "BUS ONLY" STENCIL (PAINT)
12. INSTALL PLAQUE "TRANSITION PROGRAM" OVER "PRESCHOOL" TEXT
13. PRESSURE WASH ADA STALLS (APPROXIMATELY 400 SF).
14. INSTALL 6" CONCRETE BARRIER CURB PER DETAIL ON SHEET C.4.0
15. INSTALL CEMENT CONCRETE INTEGRAL CURB AND WALK PER DETAIL ON SHEET C.4.1
16. INSTALL ASPHALT WEDGE CURB - MATCH EXISTING
17. INSTALL END POSTS. PROVIDE OPENING IN EXISTING FENCE AS SHOWN ON PLANS
18. INSTALL BIKE RACK PER DETAIL ON SHEET C.4.0
19. INSTALL 6" MOWSTRIP PER DETAIL ON SHEET C.4.1
20. INSTALL HOUSEKEEPING PAD PER CITY OF TUMWATER SIDEWALK STD DETAIL ST-04 ON SHEET C.4.1. COORDINATE LOCATION WITH OWNER
21. INSTALL 6" CRUSHED SURFACE BASE COURSE PER WSDOT STD SPECIFICATION 9-03.9(3)
22. INSTALL 6' WIDE GATE
23. RE-INSTALL FENCE
24. 4" WIDE YELLOW STRIPE (PAINT)
25. SITE LIGHTING BY ELECTRICAL ENGINEER
26. INSTALL WASHED ROCK (MATCH EXISTING)

PAVING NOTE

EMULSIFIED ASPHALT GRADE CSS-1 TACK SHALL BE APPLIED TO EDGES OF EXISTING PAVEMENT. ALL JOINTS SHALL BE SEALED USING PAVING ASPHALT AR400W.

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY MTN 2 COAST, LLC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY

LDC | Surveying Engineering Planning
Woodinville | Olympia | Kent
Olympia: 1411 State Avenue NE, #200, Olympia, WA 98506
T 425.806.1869 | F 425.482.2893 | www.LDCorp.com

TUMWATER SCHOOL DISTRICT

LINCS MODULAR BUILDING

SITE PLAN

ROSS D. JARVIS, STATE OF WASHINGTON, 43668, REGISTERED PROFESSIONAL ENGINEER, 7-10-2023

JOB NUMBER:	C22278
DRAWING NAME:	C22-278-SP-01
DESIGNER:	REW
DRAFTING BY:	AJW
DATE:	FEBRUARY, 2023
SCALE:	AS NOTED
JURISDICTION:	TUMWATER, WA

C.4.0

SHEET 5 OF 9

Drawing: P:\Civil\2022\C22-278 LINCS Modular Building\Drawings\Construction\C22-278-SP-01.dwg Plotted: Feb 10, 2023 - 3:19pm

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:

   LINCS Modular Building

2. Name of applicant:

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

LDC, Inc.
1411 State Avenue NE, Suite 200
Olympia, WA, 98506
Ross Jarvis, Principal Engineer
(360) 634-2065

4. Date checklist prepared:

12/23/2022

5. Agency requesting checklist:

Tumwater School District

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

Commence with construction in spring 2023 and complete in summer 2023.

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

There are no plans for future addition, expansion or further activities related to or connected with this proposal.

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

Drainage report has been prepared by LDC, Inc.
Geotechnical Report has been prepared by Landau Associates

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.

There are no applications pending approval for this site at this time.

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

Preliminary Site Plan Approval
Conditional Use Approval
SEPA Approval
Formal Site Plan Approval

Transportation Concurrency, Site Development Grading, Building Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this

page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed development consists installing a modular building about 1900 SF on the small field east of the existing Tumwater District Office for the LINCS Program to serve 18-21 year-old life skills students in their transition from high school to independent living and working. The building will house a classroom, kitchen, office(s) and restrooms. It will be connected to existing sewer and water lines. Six parking spaces will be converted to a bus stop for a short Special Education bus and two parking spaces will be converted to one accessible space.

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.

Address: 621 Linwood Ave S.W. Tumwater, WA, 98512
Parcel #: 09080004000
Legal: Section 34 Township 18 Range 2W

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)?

The steepest slope on the site is approximately 3%

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.

Indianola loamy sand, 0 to 3% slopes, per USDA NRCS Web Soil Survey

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

There is no surface indication or history of unstable soils in the immediate vicinity.

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 purpose of any filling and grading will be to prepare the site for the construction of the modular building. Approximately 150 cubic yards of cut/fill are estimated. All fill will be imported from approved sources. The total disturbed area is expected to be kept within the project site seen in the attached site plan.

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

Some erosion is expected during clearing and construction which will be mitigated using BMP's.

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

Approximately 2,500 square-feet of new impervious surfacing is proposed which includes the new portable and associated metal landings/ramps.

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

Best Management Practices (BMPs) will be used to control erosion. Measures may include diverting surface water away from the stripped or disturbed areas. Silt fences and/or straw bales may be erected to prevent muddy water from leaving the site, if necessary. Filter inserts will be temporarily installed in all nearby catch basins. Disturbed areas will be planted as soon as practical and vegetation maintained until established.

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, the primary emissions to the air will be exhaust, odor, and dust generated from construction machinery and activity. After construction, the primary source of emissions to the air would be generated from vehicles using the proposed parking stalls.

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

Vehicle exhaust from nearby traffic on Linwood Ave SW and vehicles using the surrounding parking lot may minimally impact the proposal.

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

There are no current measures to reduce or control emissions.

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.

The project site is not near any surface water body. The nearest water body is Barnes Lake about 950 feet west of the limits of the disturbed area associated with the proposal.

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.

The project will not require any work over, in, or adjacent to any surface water body.

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.

No fill or dredge material will be placed in or removed from surface water or wetlands as part of this proposal.

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

No surface withdrawals or diversions are expected.

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

The proposal does not lie within a 100-year floodplain, per FEMA Flood Map 53067C0168G.

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 discharges of waste material to surface waters is expected as part of this proposal.

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 groundwater is planned to be withdrawn for any purposes as part of this proposal.

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.

There is a bathroom within the proposed portable. All domestic sewage will be routed to the public 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.

Runoff on this site is primarily from rainfall on the site itself and from sheet flows from existing on-site lawn. Proposed roof runoff will be captured via downspouts. Stormwater will then be conveyed to a below-grade infiltration gallery.

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

It is unlikely that waste material will enter ground or surface waters.

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

The proposal will not alter or otherwise affect drainage patterns in the vicinity of the site.

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

Site runoff will be controlled by the proposed on-site stormwater BMPs.

4. Plants [help]

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

__**x**__deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
____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?

Approximately 2,000 SF of lawn will be cleared for the proposed building.

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

There are currently no known threatened or endangered plant species onsite.

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

Residential lawn and landscaping according to Tumwater requirements.

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

No noxious weeds or invasive species are known to be on or near the site.

5. Animals [help]

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

Examples include:

birds: hawk, heron, eagle, **songbirds,** other: crow, robin, sparrow
mammals: deer, bear, elk, beaver, **other: Small rodents**
fish: bass, salmon, trout, herring, shellfish, other _____

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

There are currently no known threatened or endangered plant species onsite.

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

All of western Washington is covered by the Pacific Flyway Migration Route.

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

None proposed at this time.

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

No invasive species are known to be on or near the site.

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.

Electrical and natural gas where available. These will be used for heating and general power.

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

No, the proposed development will not impact 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:

Buildings to be designed in accordance with energy requirements.

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.

Any fuel or paint spillage will be prevented through the contractor's spill prevention plan.

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

There is no known or possible contamination at this 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 chemicals/conditions onsite that may impact project development and design.

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.

None proposed.

4) Describe special emergency services that might be required.

None expected.

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

None proposed.

b. Noise

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

Traffic from surrounding parking area may minimally impact the proposal.

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.

Noise levels would be intermittently high throughout construction but should be limited to normal waking hours. These construction-related sounds will be from large machinery and ground disturbing activities. On a permanent basis, noise created by daily vehicular trips would increase ambient noise levels in the vicinity.

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

Comply with applicable statutes/standard construction measures.

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 project site is currently developed as a field adjacent to the existing Tumwater School District buildings. To the west and south of the project site are School District buildings. To the east is the North End Fire Station and to the north is parking and Linwood Ave. The proposal will not affect the surrounding land uses.

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?

The project site has never been used as a working farm or forest land.

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:

   N/A. Surrounding land uses are all residential.

c. Describe any structures on the site.

There are no structures on the project site. Buildings associated to Tumwater School District occupy the rest of the proposal, outside of the limits of the proposal.

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

N/A. There are no structures on the project site. Buildings associated to Tumwater School District occupy the rest of the proposal, outside of the limits of the proposal.

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

SFM

SFM and Green Belt

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

Single-Family Medium Density Residential

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

Not applicable to this site.

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

No part of the project site has been classified as a critical area by city or county.

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

Approximately five adults will work in the completed project and between 8-16 students will take classes in the completed project.

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

N/A. The project site is currently vacant.

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

N/A. The project site is currently vacant.

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

None necessary as the proposed project is compatible with existing and project land uses and plans.

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

N/A. There are no agricultural or forest lands with long term commercial significance in the immediate vicinity of the project site.

9. Housing [help]

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

There will be no housing units provided. The proposed building will be used as a modular building for teaching purposes.

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

N/A. The site is currently vacant.

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

None necessary. Any impact fees will be paid prior to construction.

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 building height of the building will be 13 feet at the highest point.

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

No view would be altered or obstructed as a result of this proposal.

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

Landscaping installation per City and District design standards.

11. Light and Glare [help]

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

The proposal will produce light from exterior building and security lighting primarily at night. Light will also be produced from any vehicle use from surrounding parking area primarily at night.

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

Not expected.

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

Light from surrounding land use will minimally impact the proposal.

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

None proposed. Lighting from exterior of building will adhere to City code.

12. Recreation [help]

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

Tumwater School District playing field approximately 500 feet west of the site. Isabella Bush Park approximately 0.5 miles west of the site.

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

The proposed project is currently a grass field with soccer goal posts located on site. The project would decrease the size of the grass field (about 2000 square feet).

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

None proposed.

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.

There are no known buildings or structures located onsite that are over 45 years old or are eligible for listings in the nations, state, or local preservation register.

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.

There are no known landmarks, features, or other evidence of Indian or historic use on the site.

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.

WISAARD database map and historical maps were used.

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.

None proposed. If historical objects or artifacts are found, construction will be stopped and local tribes and city agency will be notified.

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 is accessed by Linwood Ave SW which has access ramps to I-5.

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?

The site is served by a transit stop approximately 250 feet away from the proposed building at the entrance to the site along Linwood Ave SW.

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

Two accessible parking stalls and a bus stop for a short special education bus is proposed. 9 parking spaces will be removed as part of this proposal to accommodate for the bus stop, accessible spaces, and improvements for the building.

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).

No improvements are expected.

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

The proposal will not use or occur in the immediate vicinity of water, rail, or air 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?

The proposed use will not generate any PM peak hour trips (4:00 PM to 6:00 PM) to City of Tumwater transportation system. The proposed use will not add staff or trips to the District Office. See Traffic Concurrency Narrative for more details.

AM peak hour trips were evaluated in an updated trip generation assessment showing four AM peak hour trips; none passing through the Tumwater Blvd. I-5 interchange.

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.

Not expected for proposal.

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

Any traffic mitigation fees will be paid as determined by the City.

15. Public Services [help]

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

The project will place additional demands on public services such as fire protection, police protection, public transit and others; however, these systems are typically in place to absorb additional demands from new development.

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

Any required impact or mitigation fees will be paid.

16. Utilities [help]

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

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

Utility connections will be made from existing lines servicing the Tumwater School District building. Refer to preliminary plans for details about utility providers and the water/sewer connections required for building operation.

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: Ross Jarvis

Name of signee Ross Jarvis, PE

Position and Agency/Organization Principal Engineer / LDC, Inc.

Date Submitted: 12/27/2022

Reviewed by: Alex Baruch, Planner
Date: 03-23-2023

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

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:

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.