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

DETERMINATION OF NON-SIGNIFICANCE (DNS)
TUM-23-0377
RAINIER DODGE

Description of proposal: Construction of an 8,715 square-foot automobile service building with associated parking.

Proponent: Eugene Johnson Family Investments, LLC, PO Box 11486, Olympia, WA 98508

Location: 2520 Mottman Ct SW, Tumwater, WA 98512, Tax Parcel 63050000401

Lead agency: City of Tumwater, Community Development Department.

As provided by RCW 43.21C.240 and WAC 197-11-158, the lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the applicable development regulations and comprehensive plan adopted under RCW 36.70A and in other local, state, or federal laws or rules. Therefore, this proposal is not likely to have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c), and the lead agency will not require additional mitigation measures under SEPA. 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. The lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted no later than May 31, 2023, by 5:00 p.m.

Date: May 17, 2023

Responsible official:

Mike Matlock, AICP
Community Development Director

Contact person: Tami Merriman, Permit Manager, 360-754-4180
555 Israel Road SW Tumwater, WA 98501
tmerriman@ci.tumwater.wa.us

Appeals of this DNS must be made to the City Clerk, no later than June 6, 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.

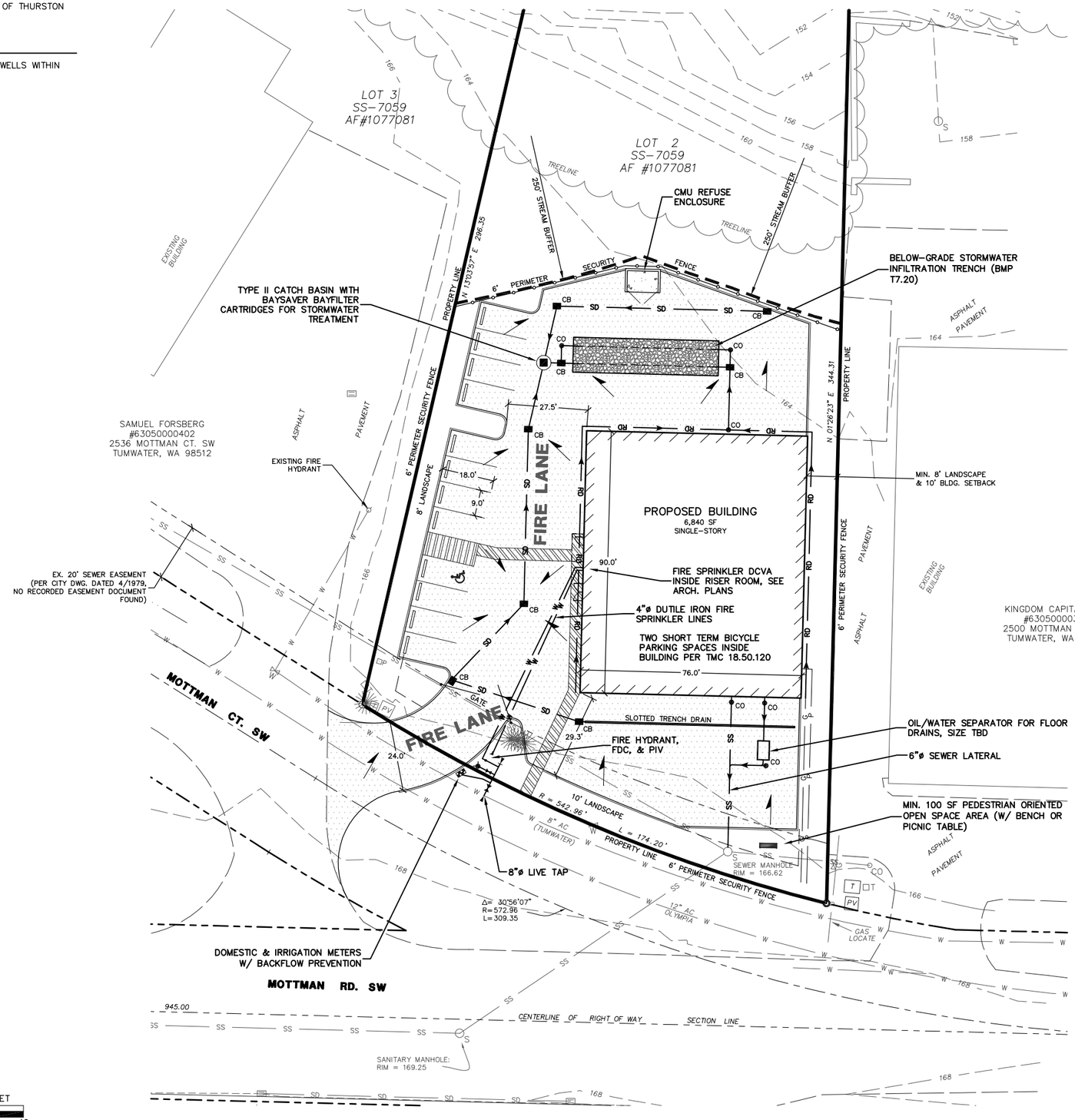
PTN. OF SE 1/4 OF SW 1/4 OF SEC 21, TWP 18N, RGE 2W, W.M.

LEGAL DESCRIPTION

LOT 2 OF SHORT SUBDIVISION NO. SS-7059 AS RECORDED UNDER AUDITOR'S FILE NO. 1077081, RECORDS OF THURSTON COUNTY, WASHINGTON.

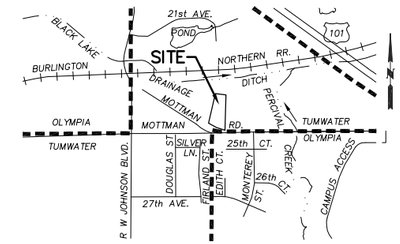
WELLS

THERE ARE NO KNOWN ON-SITE OR OFF-SITE WELLS WITHIN 200-FEET OF THE SUBJECT PARCEL.



VICINITY MAP

N.T.S.



PROJECT INFORMATION

OWNER/APPLICANT:	EUGENE JOHNSON FAMILY INVESTMENTS LLC PO BOX 11486 OLYMPIA, WA 98508
PARCEL NO:	63050000401
SITE ADDRESS:	2520 MOTTMAN CT. SW TUMWATER, WA 98512
ZONING:	LI, LIGHT INDUSTRIAL
TOTAL PARCEL AREA:	1 ACRE (43,562 SF)
PARKING PROVIDED:	12 SPACES, INCL. 1 ADA
WATER/SEWER:	CITY OF TUMWATER
TELECOMMUNICATIONS:	COMCAST & CENTURYLINK
POWER/GAS:	PUGET SOUND ENERGY
FIRE DISTRICT:	TUMWATER
REFUSE/RECYCLING:	PACIFIC DISPOSAL
SOIL TYPE:	GRAVEL
FEMA FIRM DESIGNATION:	ZONE X (PANEL #53067C0168G), OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
GRADING:	±2,900 CY CUT/FILL (FOR APPLICATION PURPOSES ONLY)
BUILDING SETBACKS:	20' FRONT, 10' SIDE, 10' REAR
BUILDING HEIGHT:	35'
CONSTRUCTION TYPE:	TYPE II
OCCUPANCY:	B (OFFICE), S1 (SHOP)
FLOOR AREA RATIO:	0.16
HARD SURFACE COVERAGE:	49.6%

SURVEY NOTE

THE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION DEPICTED HEREON WAS BRACY & THOMAS LAND SURVEYORS. THIS SURVEY INFORMATION WAS NOT FIELD VERIFIED BY OLYMPIC ENGINEERING AND OLYMPIC ENGINEERING ASSUMES NO LIABILITY IN THE ACCURACY OF THIS INFORMATION OR FOR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

PROPOSED BMP'S

THE FOLLOWING PERMANENT STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) ARE PROPOSED FOR THIS PROJECT:

- FILTRATION TREATMENT FACILITIES (BAYFILTER)
- T5.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH
- T5.40 PRESERVING NATIVE VEGETATION AND RESTORING SITE VEGETATION
- T7.20 INFILTRATION TRENCHES/GALLERIES

THE FOLLOWING TEMPORARY CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) ARE PROPOSED FOR THIS PROJECT:

- C101 PRESERVING NATURAL VEGETATION
- C102 BUFFER ZONES
- C103 HIGH VISIBILITY PLASTIC OR METAL FENCE
- C105 STABILIZED CONSTRUCTION ENTRANCE
- C106 WHEEL WASH
- C120 TEMPORARY AND PERMANENT SEEDING
- C121 MULCHING
- C123 PLASTIC COVERING
- C125 TOPSOILING/COMPOSTING
- C140 DUST CONTROL
- C150 MATERIALS ON HAND
- C151 CONCRETE HANDLING
- C152 SAWCUTTING AND SURFACING POLLUTION PREVENTION
- C160 CERTIFIED EROSION AND SEDIMENT CONTROL LEAD
- C220 STORM DRAIN INLET PROTECTION
- C233 SILT FENCE

SHEET INDEX

TUM-21-0704

NO.	DATE	REVISION
1	11/10/22	REVISIONS PER CITY SPR COMMENTS
2	2/6/23	REVISIONS PER CITY SPR COMMENTS

RAINIER DODGE MOTTMAN

CITY OF TUMWATER WASHINGTON

SITE PLAN
(FOR FORMAL SPR)

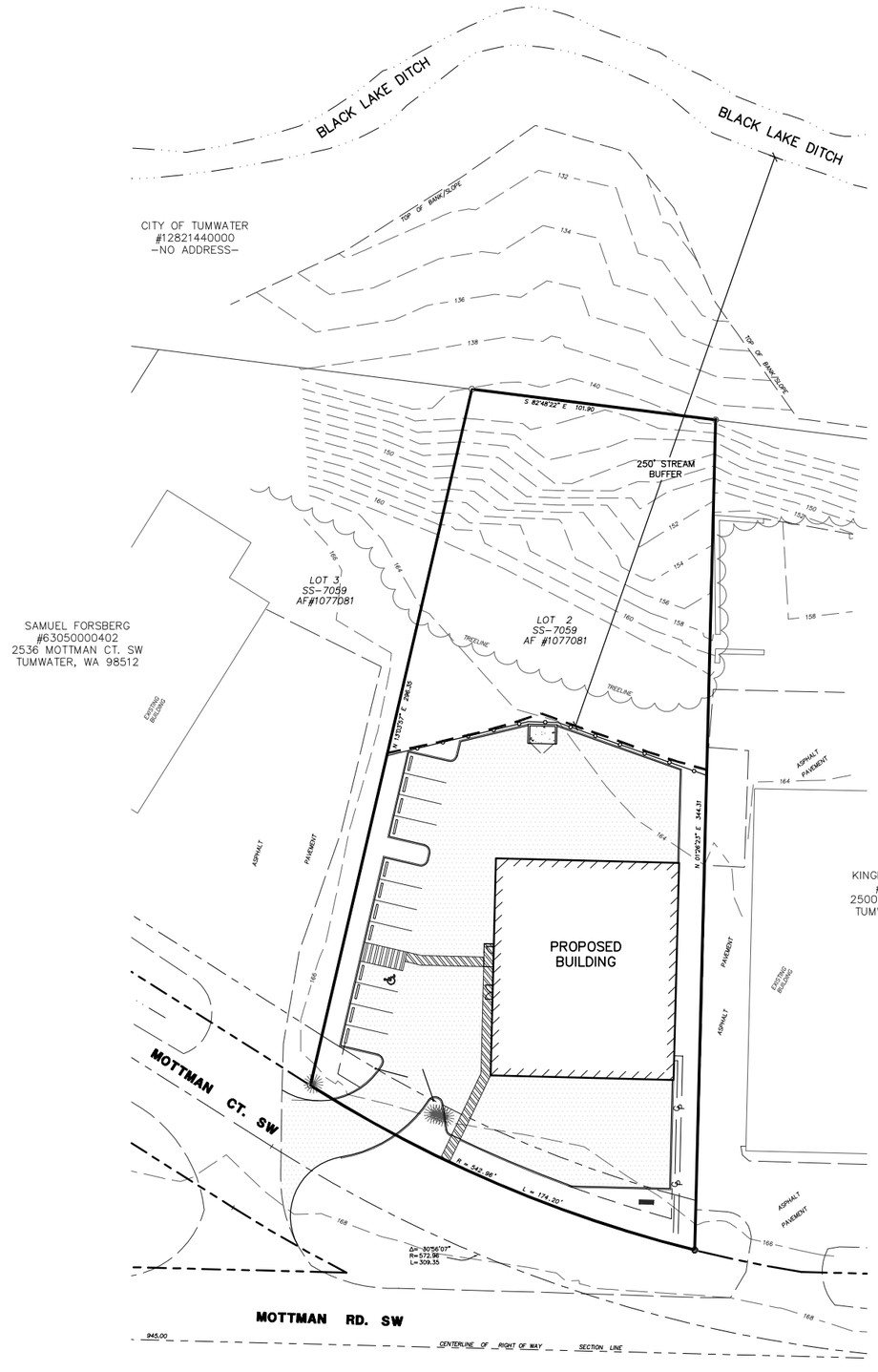
DESIGNED BY:	CMM
DRAWN BY:	CMM
CHECKED BY:	
SCALE:	1" = 20'
DATE:	11/15/2021

PO Box 12690
Olympia, WA 98508
360.705.2474
www.olyeng.com
OLYMPIC ENGINEERING
Civil Engineering • Land Surveying • Project Management

JOB NUMBER: 21049
DRAWING NAME: 18031_SITE

SHEET: 1 OF 2

PTN. OF SE 1/4 OF SW 1/4 OF SEC 21, TWP 18N, RGE 2W, W.M.



SCALE: 1"=30 FEET

0 15 30 60

TUM–21–0704

NO.	DATE	REVISION
1	11/10/22	REVISIONS PER CITY SPR COMMENTS
2	2/6/23	REVISIONS PER CITY SPR COMMENTS

RAINIER DODGE MOTTMAN

CITY OF TUMWATER WASHINGTON

OVERALL SITE PLAN

DESIGNED BY: CMM
DRAWN BY: CMM
CHECKED BY:
SCALE: 1" = 30'
DATE: 11/15/2021

PO Box 12690
Olympia, WA 98508
360.705.2474
www.olyeng.com
OLYMPIC ENGINEERING
Civil Engineering • Land Planning • Project Management

JOB NUMBER: 21049
DRAWING NAME: 21049_SITE2

SHEET: 2 OF 2

CITY OF TUMWATER

555 ISRAEL RD. SW, TUMWATER, WA 98501
(360) 754-4180
Email: cdd@ci.tumwater.wa.us

TUM-23 - 0377

03-15-2023

RECEIVED BY: Unknown

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]
   Rainier Dodge Mottman

2. Name of applicant: [help]
   Eugene Johnson Family Investments, LLC

3. Address and phone number of applicant and contact person: [help]
   Casey Johnson
   PO Box 11486, Olympia, WA 98508
   (360) 754-5550

4. Date checklist prepared: [help] November 10, 2022

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

6. Proposed timing or schedule (including phasing, if applicable): [help]
   Construction start spring/summer 2023with substantial completion by winter 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   Not 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]
   A Critical Area Report has been prepared by West Fork Environmental, dated January 3, 2022

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 known

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

Site Plan approval, Building and Site Development/Grading Permits

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]

Construct 6,840 sf automotive service/detail building with associated access, parking, storm drainage, and utility improvements

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]

2520 Mottman Ct. SW, Tumwater, WA 98512
TPN: 63050000401
Section 21 Township 18N Range 2W

EVALUATION FOR AGENCY USE ONLY

8,715 sq. ft. w mezzanine

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]

Approximately 39% (isolated on northern portion of site)

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]

Gravel

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

None known

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]

Approximately 2,900 cubic yards of grading for construction/installation of the proposed improvements. Source of fill is unknown at this time.

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

Yes, erosion can occur during construction of the proposed improvements.

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

Approximately 49.6% impervious surface coverage (building, asphalt)

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

An erosion and sedimentation control plan will be prepared meeting City of Tumwater requirements and Best Management Practices (BMP's) will be implemented during and after construction to prevent and control erosion.

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?

Emissions from typical construction equipment and dust during construction; emissions from passenger and delivery vehicles after the project is completed.

EVALUATION FOR AGENCY USE ONLY

Development area gravel, development outside shoreline jurisdiction area which is sloped with trees.

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

Quantities are unkown.

EVALUATION FOR AGENCY USE ONLY

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

None known

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

None

BMP's During construction

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]

The Black Lake Ditch is located approximately 113 feet from it's closest point to the subject parcel

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]

No

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

None

4) Will the proposal require surface water withdrawals or

diversions? Give general description, purpose, and approximate quantities if known. [help]

No

EVALUATION FOR AGENCY USE ONLY

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

No

✓

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]

No

✓

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]

Yes, the City of Tumwater water source is from existing wells. Withdrawal quantity is unknown.

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]

None

✓ Project will be served by City of Tumwater water and sewer service.

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?

Stormwater runoff from all proposed hard surfaces will be collected, treated, and infiltrated on-site

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

No

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

Not likely. A pollution source control plan will be a part of a storm drainage maintenance agreement that will be recorded. This plan will outline the Best Management Practices to help reduce the potential for waste materials to enter ground water.

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

No

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

Stormwater runoff from all proposed hard surfaces will be collected, treated, and infiltrated on-site per city requirements

4. **Plants** [help]

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

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

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

Fir trees along the front of the parcel will be removed

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

None known

EVALUATION FOR AGENCY USE ONLY

Must meet City of Tumwater 2022 Drainage Design and Erosion Control Manual

Onsite trees do not meet 12 tree per acre, required landscape does provide minimum tree retention standards.

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

Existing native vegetation will be retained to the extent practical (mainly in the northern portion of the site). Proposed landscaping will consist mostly of native plants and will meet City of Tumwater requirements.

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

None known per Washington State Noxious Weed Data Viewer

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:

deer, crows, robins, stellar jays, raccoons, squirrels, chipmunks, rabbits, bats

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

None per WDFW Priority Habitats and Species (PHS) GIS

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

The project site is located within the Pacific Flyway

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

Retain native vegetation to the maximum extent practical and install landscaping per city requirements

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

None of the invasive animal species listed by the Washington Invasive Species Council have been observed on or near the site.

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]

EVALUATION FOR AGENCY USE ONLY

Electricity and/or natural gas will be used for heating and general electrical needs

EVALUATION FOR AGENCY USE ONLY

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

Not likely

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 building will meet or exceed Washington State energy code requirements.

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.

None known

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.

None known that would affect the project

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.

Lubricants and cleaners associated with automotive service

4) Describe special emergency services that might be required.

None

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

Prepare a spill prevention and response plan will be prepared, if required

b. **Noise**

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

Noises typical to urban areas (mainly traffic)

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]

Short-term: Construction equipment noise during construction
Long-term: Noises typical to a commercial use (traffic)

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

Construction hours will be limited to city approved hours

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]

Light Industrial. The adjacent area to the north is a Green Belt (associated with the Black Lake Ditch)

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]

No

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

No

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

None

EVALUATION FOR AGENCY USE ONLY

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

N/A

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

Light Industrial (LI)

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

Light Industrial

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

Percival Special Management Area

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

No

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

8

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

None

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

None

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

The project will meet City of Tumwater zoning code requirements and the comprehensive plan

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

Not applicable

EVALUATION FOR AGENCY USE ONLY

Urban Intensity designation

All development is located outside of shoreline jurisdiction and stream buffers.

9. **Housing**

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

None

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

None

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

None

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]

35-feet; metal siding

b. What views in the immediate vicinity would be altered or obstructed? [help] Territorial views from adjacent parcels may be obstructed by the proposed building; however, the adjacent parcels have similar height buildings with similar setbacks from the fronting roadway

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

None

11. **Light and glare**

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

Parking lot and building lighting from dusk to dawn

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

Not likely. Light fixtures will be shielded per city requirements.

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

None known

EVALUATION FOR AGENCY USE ONLY

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

Light fixtures will be shielded per city requirements

EVALUATION FOR AGENCY USE ONLY

✓

12. **Recreation**

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

None

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

No

✓

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

None

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]

None known

✓

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]

None known

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]

Review of Washington State Department of Archaeology & Historic Preservation website (WISAARD database).

Comments from Squaxin Island and Nisqually Tribes, not cultural concerns.

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

EVALUATION FOR AGENCY USE ONLY

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]

Access will be from Mottman Ct. SW

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]

No. The nearest stop is located approximately 0.6 miles 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]

12 formal parking spaces will be created for the proposed use. None will be eliminated.

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

No

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

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles).

Approx. 42 trips per day with peak volume between 4-6 p.m. per the Traffic Generation Assessment prepared by Heath & Associates, dated 2/23/22.

What data or transportation models were used to make these estimates? [help]

Institute of Transportation Engineer's Trip Generation, Tenth Edition

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

No

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

Traffic mitigation fees will be paid as required

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]

No new public service facilties are proposed; however, the project will increase the need on existing public services.

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

Mitigation fees will be paid if required

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]

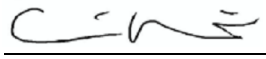
City of Tumwater water and sanitary sewer; telecommunications from Lumen and Comcast; refuse service from Lemays; power and natural gas from Puget Sound Energy

EVALUATION FOR AGENCY USE ONLY

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: Chris Merritt

Position: Owner

Agency/Organization: Olympic Engineering

Date Submitted: 11/10/22

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: Tami Merriman

Date: May 8, 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:

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.

EVALUATION FOR AGENCY USE ONLY

Critical Area Report

Site Address: 2520 Mottman Ct SW, Tumwater, WA

Prepared For:
Eugene Johnson Family Investments, LLC
Tax Parcel Number:
63050000401

Prepared By:
West Fork Environmental
2350 Mottman Road SW, Tumwater, WA 98512
(360) 753-0485

Report Date: January 3, 2022

WEST FORK ENVIRONMENTAL

Contents

1.0 SUMMARY

West Fork Environmental (WFE) conducted a critical areas study to delineate and establish appropriate buffer widths for observed wetland and stream habitat on parcel 63050000401. The site address is 2520 Mottman Ct SW, Tumwater, WA (Figure 1). The applicant requested this study to support permitting requirements. This evaluation identified wetlands and streams that occur on or within 300 feet of the proposed project that could be impacted. The parcel is currently fenced and used as parking. During our assessment, we delineated the ordinary high water mark (OHWM) on Black Lake Ditch (Type S) that runs west north of the subject parcel. No wetland habitat was identified.

2.0 SITE DESCRIPTION AND LAND USE

The parcel totals 1.0 acres and is located between Mottman Road and Black Lake Ditch (Figure 1). The parcel is currently used as a parking lot and is fenced. The legal description is Section 21 of Township 18 North, Range 02 West. Habitat along Black Lake Ditch is forested with slopes dropping steeply into the stream (Figure 2).

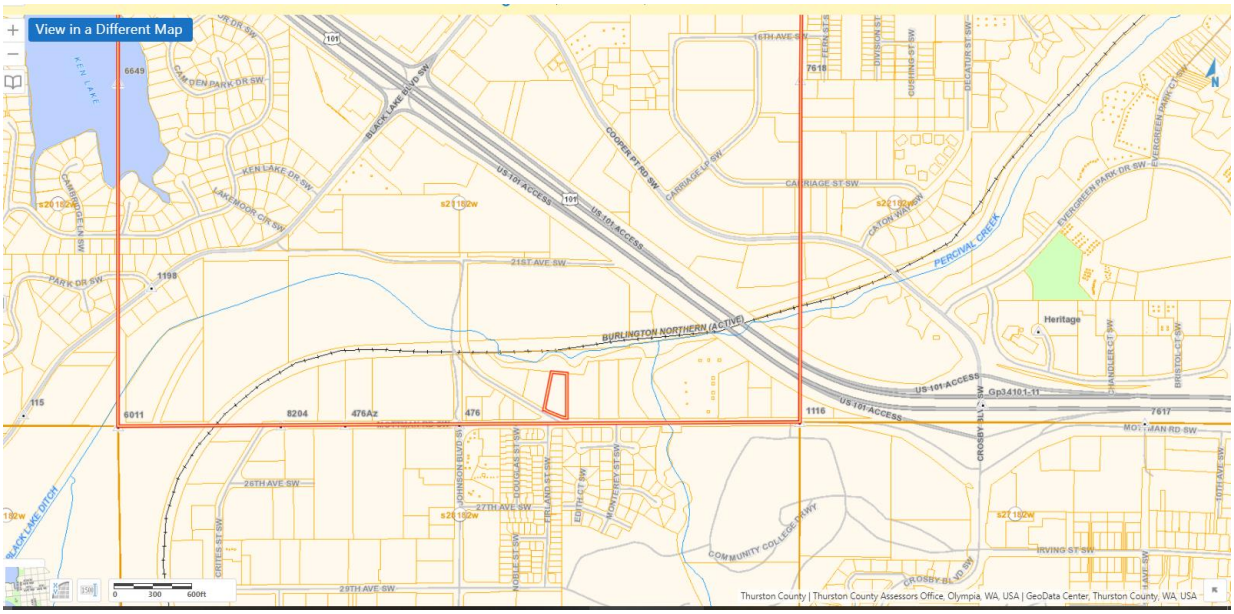


Figure 1. Vicinity Map (parcel is outlined in red) – located south of I-5 on Mottman Road, west of South Puget Sound Community College.

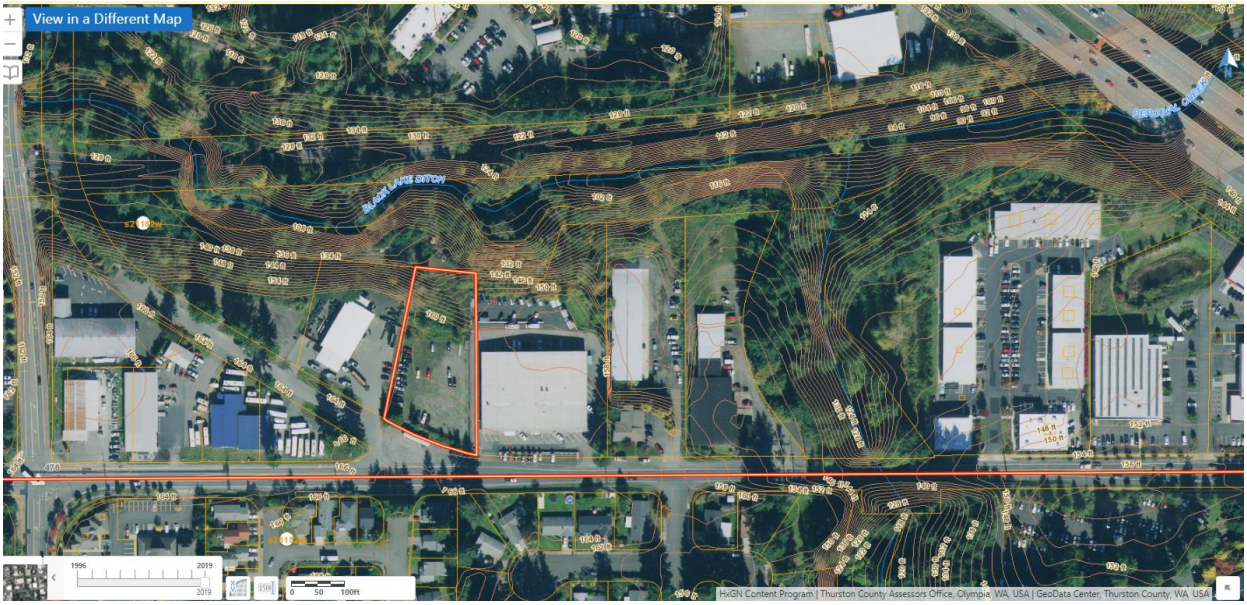


Figure 2. Current conditions on the subject parcel along Mottman Road. Black Lake Ditch flows west and is off-site to the north of the parcel.

3.0 METHODS

On December 17, 2021, West Fork marked the OHWM on Black Lake Ditch and conducted a routine wetland determination on the subject parcels within 300 feet of the proposed development footprint. West Fork walked the property and tested areas with a common vegetation character to determine the presence of wetland habitat.

3.1 Background materials

Background data on the subject parcel was collected from the following sources before the site assessment.

- Thurston County GeoData Center - parcel boundaries, 2-foot contour, existing potential wetland and streams and building footprint,
- United States Department of Agriculture NRCS Soil Map,
- USFWS Fish and Wildlife Service National Wetland Inventory (NWI) mapper,
- Washington Department of Natural Resources FPARS Map,
- Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species Database,
- USGS stream flow data.

3.2 Stream Assessment

The OHWM was determined using Washington State Department of Ecology guidance (2016) regarding field indicators used to establish the location along streams. West Fork recorded GPS waypoints using a handheld Garmin GPSMap 64 along the OHWM of Black Lake Ditch north of the project area to provide the basis for assessing required buffer distance.

3.3 Wetland Assessment

West Fork assessed areas within 300 feet of the project development area that could contain wetland characteristics utilizing the Routine Determination Method described in the *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region* (US Army Corps of Engineers 2008) and *Washington State Wetland Identification and Delineation Manual* (Washington Department of Ecology 1997) by staff trained in evaluating these areas. Potential wetland features were examined for the presence of indicators of hydrophytic vegetation, hydric soils, and wetland hydrology. In addition to the on-site visit, National Resource Conservation Service (NRCS) soil survey data, National Wetland Inventory (NWI) maps, and GIS data from the Thurston County GIS site were utilized to aid in the determination.

Under City of Tumwater municipal code:

> *" " Wetlands" means those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate conversion of wetlands. The approved federal wetland delineation manual and applicable regional supplements shall be used for identifying and delineating a wetland."*

Plant species were identified using taxonomy in a *Field Guide to the Common Wetland Plants of Western Washington & Northwestern Oregon* by Sarah Spear Cooke, Editor and the U.S. ACOE State of Washington Wetland plant list (http://wetland-plants.usace.army.mil/nwpl_static/data/DOC/lists_2016/States/pdf/WA_2016v1.pdf) and *Plants of the Pacific Northwest Coast* by Jim Pojar and Andy MacKinnon, Editors. Our assessment used the 1987 federal method, where a series of vegetation indicators and tests were conducted to determine if the wetland criteria for hydrophytic vegetation was met. Vegetative indicator status is listed below:

- Obligate Wetland (OBL) – highly likely to be in a natural wetland
- Facultative Wetland (FACW)—most likely to be present in a natural wetland
- Facultative (FAC)—can be present in both a natural wetland and non-wetland environment
- Facultative Upland (FACU)—may be present in a natural wetland, but most likely to be seen in non-wetland conditions
- Obligate Upland (UPL)—most likely to occur in non-wetland conditions

Soil test pits were excavated to 16-20 inches below the surface to evaluate soil characteristics and hydrological conditions throughout the property. Soil color was evaluated using the *Munsell Color Chart* (Munsell Color, 1988). We characterized the soil profile and assessed hydric soil indicators as outlined in the Regional Supplement datasheets.

4.0 RESULTS

4.1 Background Results

4.1.1 Soils

NRCS Soil Map showed the following soil types on the parcel: Everett very gravelly sandy loam 0 to 8 percent slopes, Everett very gravelly sandy loam 30 to 50 percent slopes, and pits gravel near Mottman Road (USDA Soil Mapping Tool, Figure 4).

EVERETT SERIES

Landscape--glacial drift plains; Landform--outwash terraces and escarpments, kames, moraines, eskers Slope--0 to 65 percent; Parent material--glacial outwash; Mean annual precipitation--about 1050 mm Mean annual temperature--about 10°C; Depth class--very deep; Drainage class--somewhat excessively drained; Soil moisture regime—xeric; Soil temperature regime—mesic; Soil moisture subclass--typic
TAXONOMIC CLASS: Sandy-skeletal, isotic, mesic Humic Dystroxerepts
TYPICAL PEDON: Everett very gravelly sandy loam on a forested north-facing slope of 3 percent at 150 meters elevation.
RANGE IN CHARACTERISTICS: Mean annual soil temperature--9 to 12°C; Soil Moisture control section--dry 60 to 75 days following the summer solstice; Reaction (pH)-- 4.5 to 6.0; Base Saturation (by NH4OAc)--less than 60 percent in all horizons at a depth between 25 and 75 cm from the mineral soil surface
GEOGRAPHIC SETTING: Elevation--10 to 280 m; Mean annual precipitation--900 to 1800 mm; Mean annual air temperature--10°C; Frost free period--180 to 240
DRAINAGE AND SATURATED HYDRAULIC CONDUCTIVITY: Drainage class--somewhat excessively drained; Flooding—none; Ponding—none; Saturated hydraulic conductivity (Ksat)--high in the A horizon and high to very high in the Bw and C horizons
USE AND VEGETATION: Use--livestock grazing, timber production, urban development; Potential natural vegetation-- bigleaf maple, red alder, Douglas-fir, western redcedar, western hemlock, salal, hairy brackenfern, red huckleberry, Nootka rose, oceanspray, Cascade Oregongrape, and orange honeysuckle.

4.1.2 USFWS NWI

NWI wetlands mapper showed a forested/shrub wetland along Black Lake Ditch (Figure 6).

4.1.3 Washington Department of Natural Resources

The WADNR Forest Practices Application Mapping Tool shows that Black Lake Ditch is categorized as Type S water (Figure 7).

4.1.4 WDFW PHS Database

The Washington Department of Fish and Wildlife maintains a database of Priority Habitat and Species. The database indicated that no priority species or habitats occur on the subject parcel. When the search was expanded to 100 meters around the parcel, species included coho, cutthroat, fall chum, fall chinook, freshwater forested/shrub wetland, big brown bat, little brown bat and Yuma myotis (Figure 8). The habitat mosaic of instream, riparian, and upland forest habitat provides habitat for a range of animals but is located north of the proposed project area.

4.1.5 Precipitation

The NOAA accumulated daily precipitation graph showed above normal precipitation for the fall of 2021 (Figure 9). These data indicated that recent streamflow conditions would have left clear field indicators to assess the OHWM on Black Lake Ditch. As an estimate, the OHWM typically falls between the 1-yr and 2-yr peak flow.

4.2 Field Results

On December 17, 2021, West Fork assessed the location of the OHWM of Black Lake Ditch along the right bank (nearest the proposed project site) using guidance from the Washington Department of Ecology's 2016 – *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State*. Transects were walked through upland habitat and no wetlands were identified within 300 feet of the parcel. The soils appear well drained and pits were characterized at two locations north of the subject parcel (forms in Appendix).

Black Lake Ditch: The bank is relatively steep along Black Lake Ditch and the OHWM was generally identified by evidence of:

- vegetation changes from streamside salmonberry to a Douglas-fir, Big leaf maple sword fern community
- bank erosion/channel scour
- hillslope toe
- scour line
- exposed roots/root scour

5.0 REGULATORY CONSIDERATIONS

5.1 Riparian Buffer and Management Zone

Black Lake Ditch is categorized as a Type S stream and requires a standard 250-foot buffer (TCC, Table 24.25-1). Tumwater municipal code *16.32.065 Riparian habitat areas—Buffers*, states that

> *"Recommended riparian habitat area widths are shown in the table below. A riparian habitat shall have the width recommended, unless a greater width is required pursuant to subsection A of this section, or a lesser width is allowed pursuant to subsection B of this section. Widths shall be measured outward in each direction, from the ordinary high water mark or the top of the bank if the ordinary high water mark cannot be identified. Riparian areas should be sufficiently wide to achieve the full range of riparian and aquatic ecosystem functions. Such functions include but are not limited to protection of instream fish habitat through control of temperature and sedimentation in streams; preservation of fish and wildlife habitat; and connection of riparian habitat to other habitats."*

Table 1: Riparian Habitat Areas

Stream Type	Recommended RHA Widths
Type 1 and 2; or shorelines of the state, or shorelines of statewide significance	250 feet
Type 3; or other perennial or fish bearing streams, 5 – 20 feet wide	200 feet
Type 3; or other perennial or fish bearing streams, < 5 feet wide	100 feet
Type 4 and 5	50 feet

The 250-foot required riparian habitat buffer was applied to the OHWM on Black Lake Ditch and considered in project planning. The surveyed location of Black Lake Ditch and the 250-foot buffer relative to parcel boundaries is in Figure 4. The proposed construction footprint is outside the stream buffer.

6.0 CLOSING

West Fork Environmental concludes that a 250-foot buffer is required measured from the OHWM on Black Lake Ditch. The applicant has proposed all development south of this buffer (plus 15-foot construction setback) to protect habitat.

The critical areas evaluation detailed in this report were performed consistent with generally accepted professional consulting practices. WFE completed the determination of wetlands reported in this document for use by the Eugene Johnson Family Investments LLC. This determination is based on scientific methods and our best professional judgement. Final approval of conclusions detailed in this report are dependent on review with local, state, and federal regulatory agencies. The content and data put forth in this report were collected and prepared by the undersigned. Please call our office at (360) 753-0485 with questions or if you require any additional information.

Heidy Barnett Professional Biologist	Sean Olsen Professional Biologist
Gavin Nishiyori Professional Biologist	

7.0 REFERENCES

Thurston County Critical Areas Map, Online Geodata Map. http://www.co.thurston.wa.us. (December 2021)

U.S. Army Corps of Engineers, Environmental Laboratory. 1987. Army Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1. U.S. Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.

U.S. Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0). ERDC/EL TR-10-3, Vicksburg, MS.

U.S. Department of Agriculture NRCS Soilweb. https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. (December 2021)

U.S. Fish and Wildlife Service. National Wetlands Inventory Wetland Mapper. https://www.fws.gov/wetlands/data/mapper.html. (December 2021)

Washington State Department of Ecology. 1997. Washington State Wetland Identification and Delineation Manual. Publication Number 96-94, Olympia, Washington.

Washington State Department of Ecology. 2016. Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State, Publication No. 16-06-029, Olympia, Washington. (https://apps.ecology.wa.gov/publications/documents/1606029.pdf)

Washington State Department of Fish and Wildlife. Priority Habitat and Species Database (PHS Online). http://apps.wdfw.wa.gov/phsontheweb/. (December 2021)

Figure 3. Test plot locations, ordinary high-water mark GPS waypoints along Black Lake Ditch. The edge of Black Lake Ditch was surveyed and is shown in Figure 4 with the 250-foot regulatory buffer.

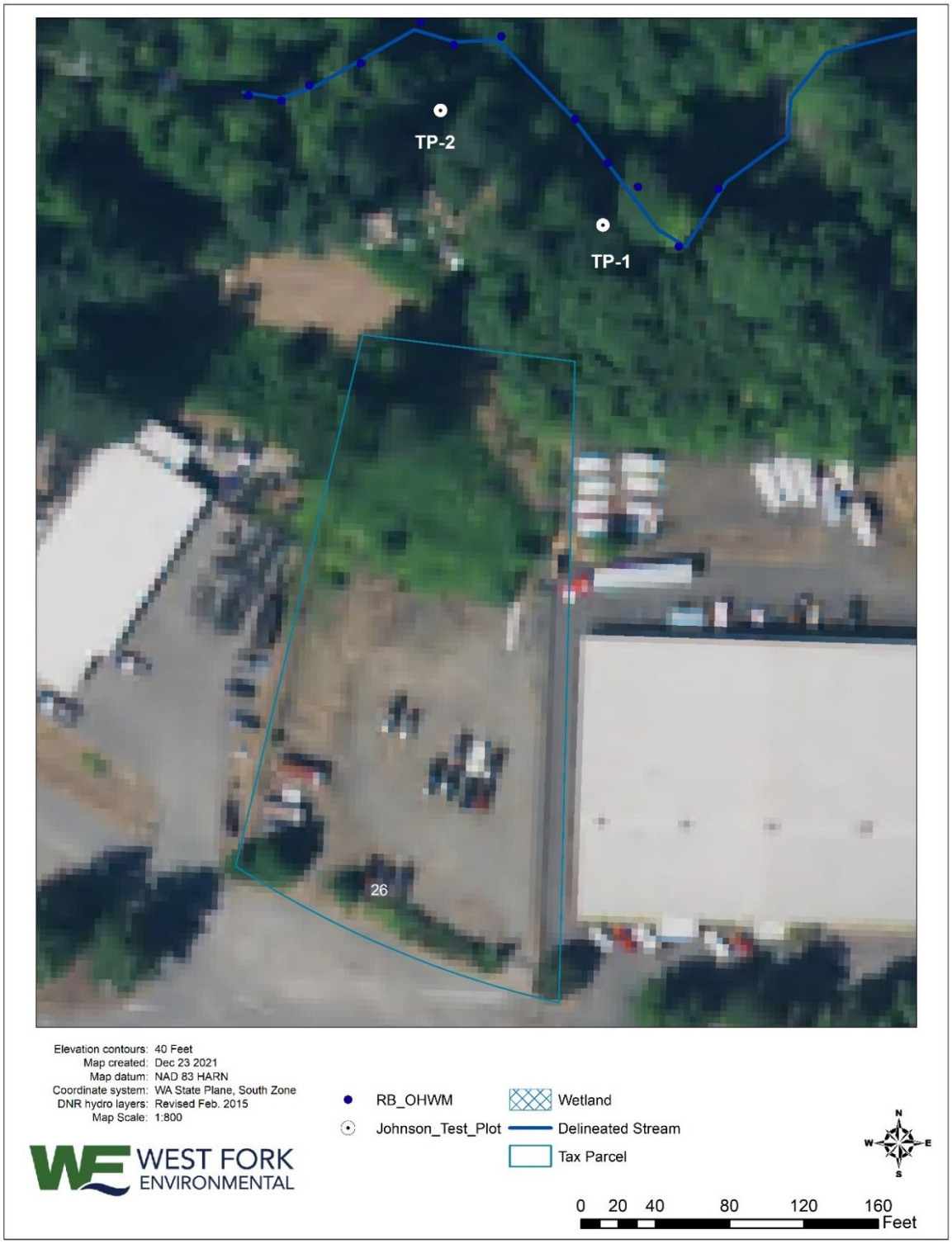


Figure 4. Site plan with the surveyed edge of Black Lake Ditch and required 250 foot buffer.

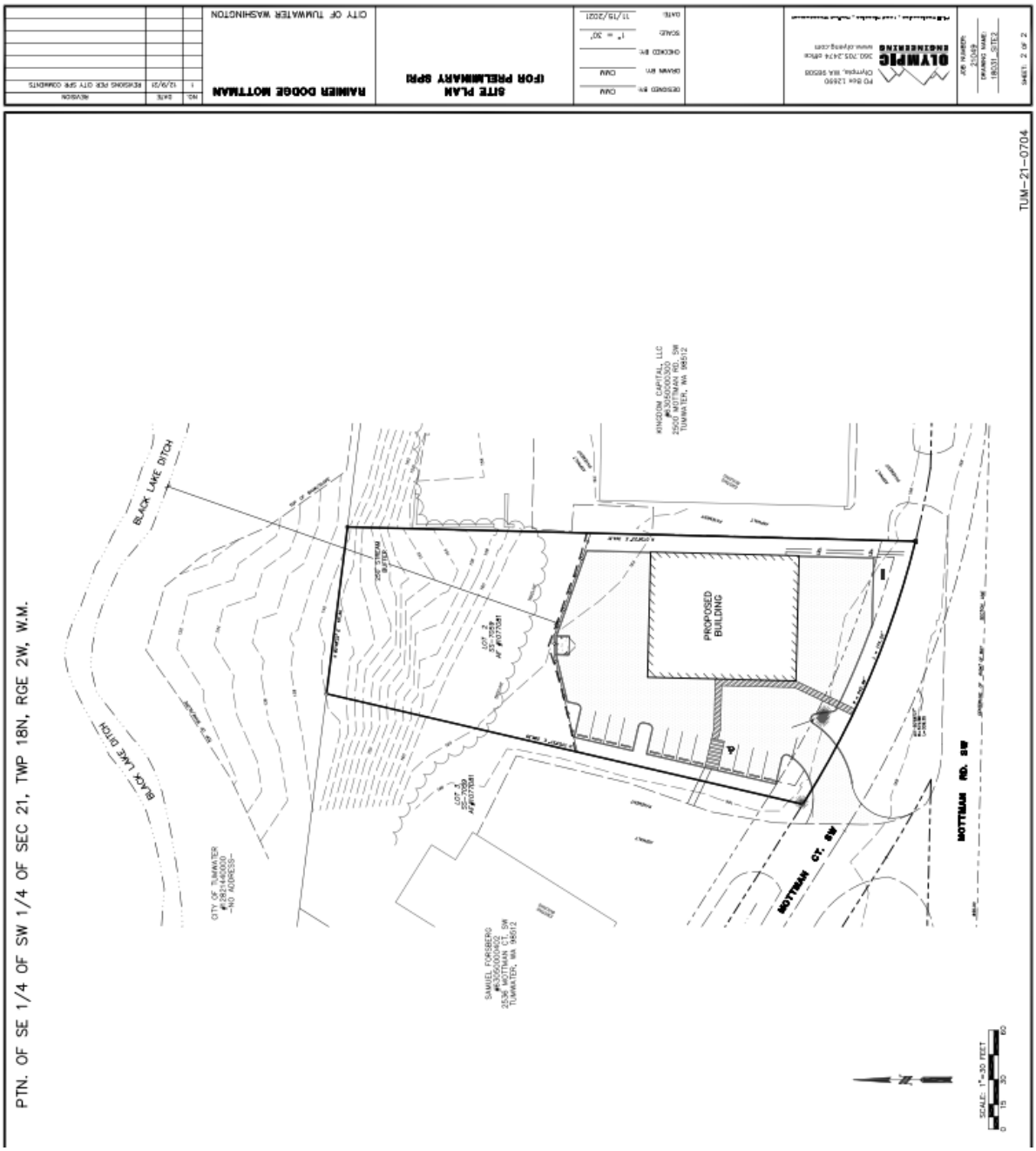


Figure 5. Soils map for subject parcel.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
32	Everett very gravelly sandy loam, 0 to 8 percent slopes	0.1	13.4%
35	Everett very gravelly sandy loam, 30 to 50 percent slopes	0.2	17.0%
85	Pits, gravel	0.7	69.6%
Totals for Area of Interest		**1.0**	**100.0%**

Figure 6. Thurston County Geodata Map of subject parcel with 2-foot contour lines.

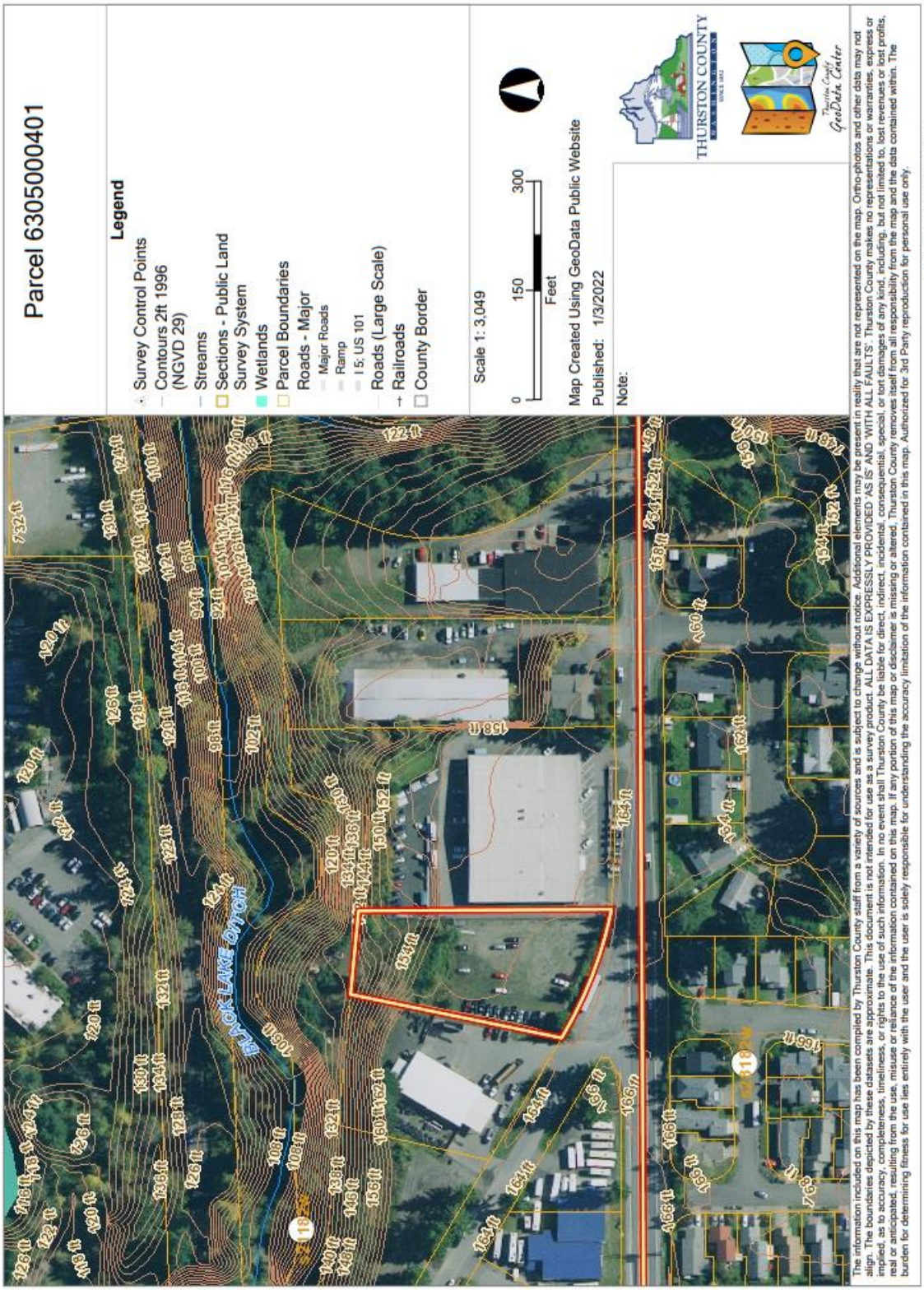


Figure 7. National Wetland Inventory Map.

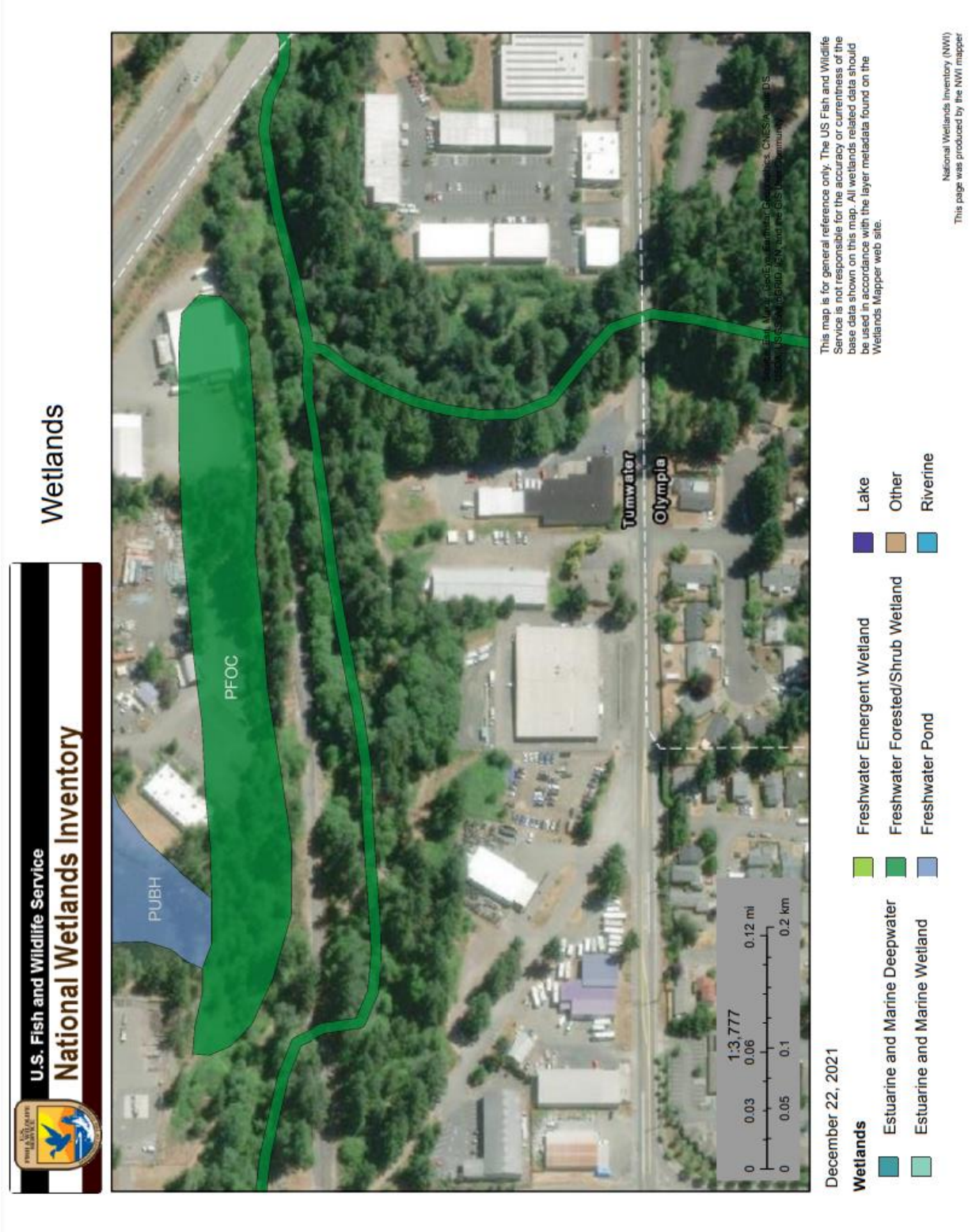


Figure 8. Washington State Department of Natural Resources Stream Type. The subject parcel is circled in red. Black Lake Ditch is a Type S stream.

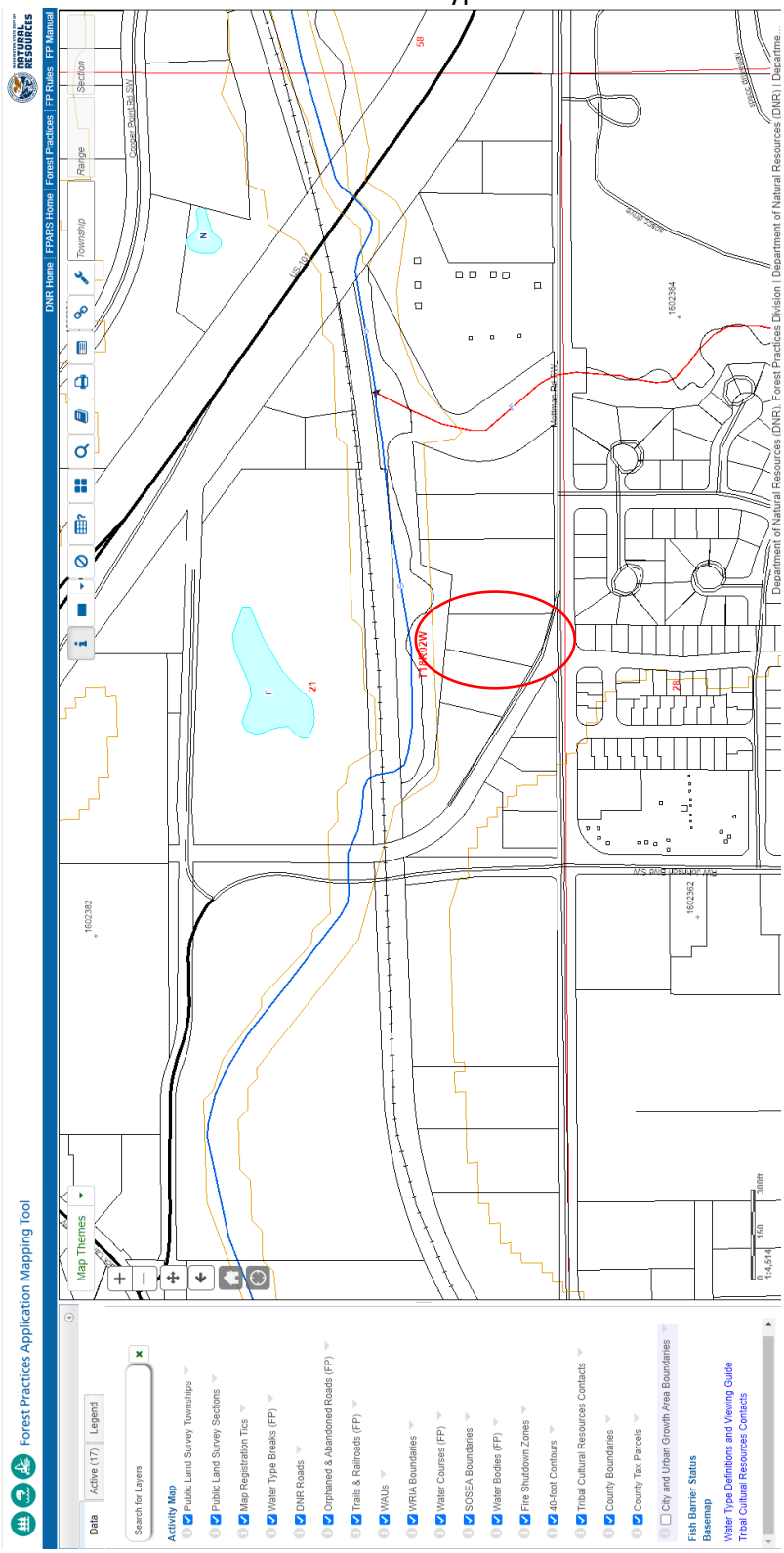
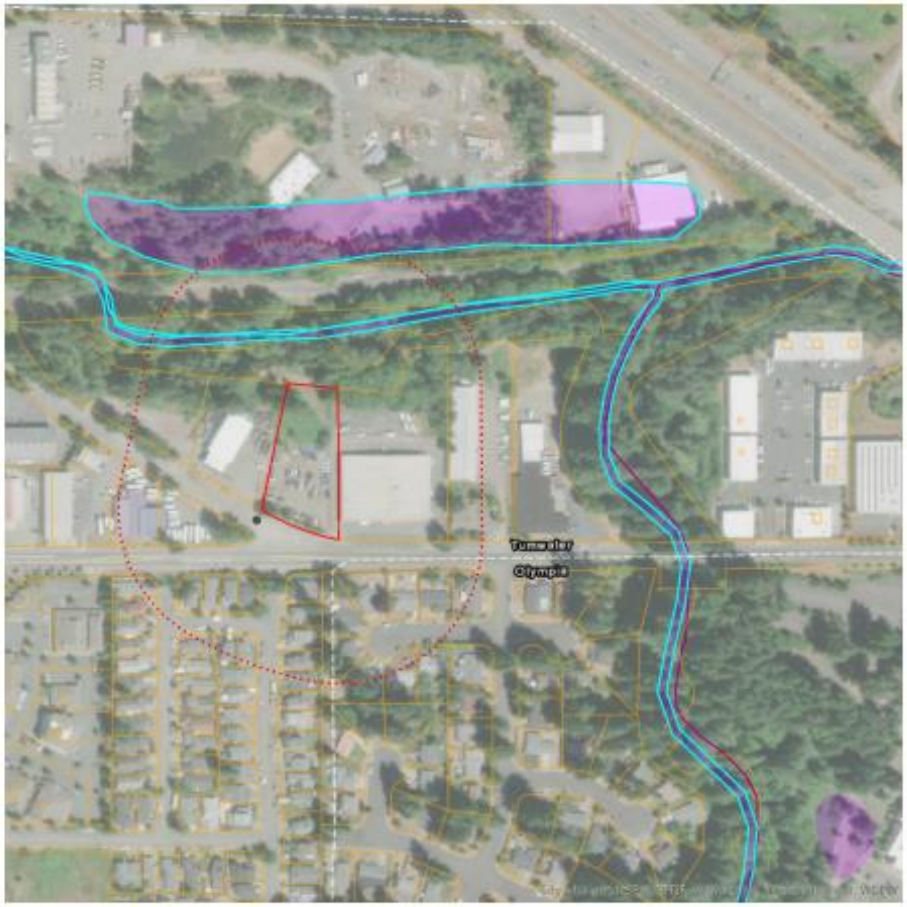


Figure 9. Washington Department of Fish and Wildlife Priority Habitat and Species Report for area within 100 meters of the subject parcel.

Priority Habitats and Species on the Web



Buffer radius: 100 Meters

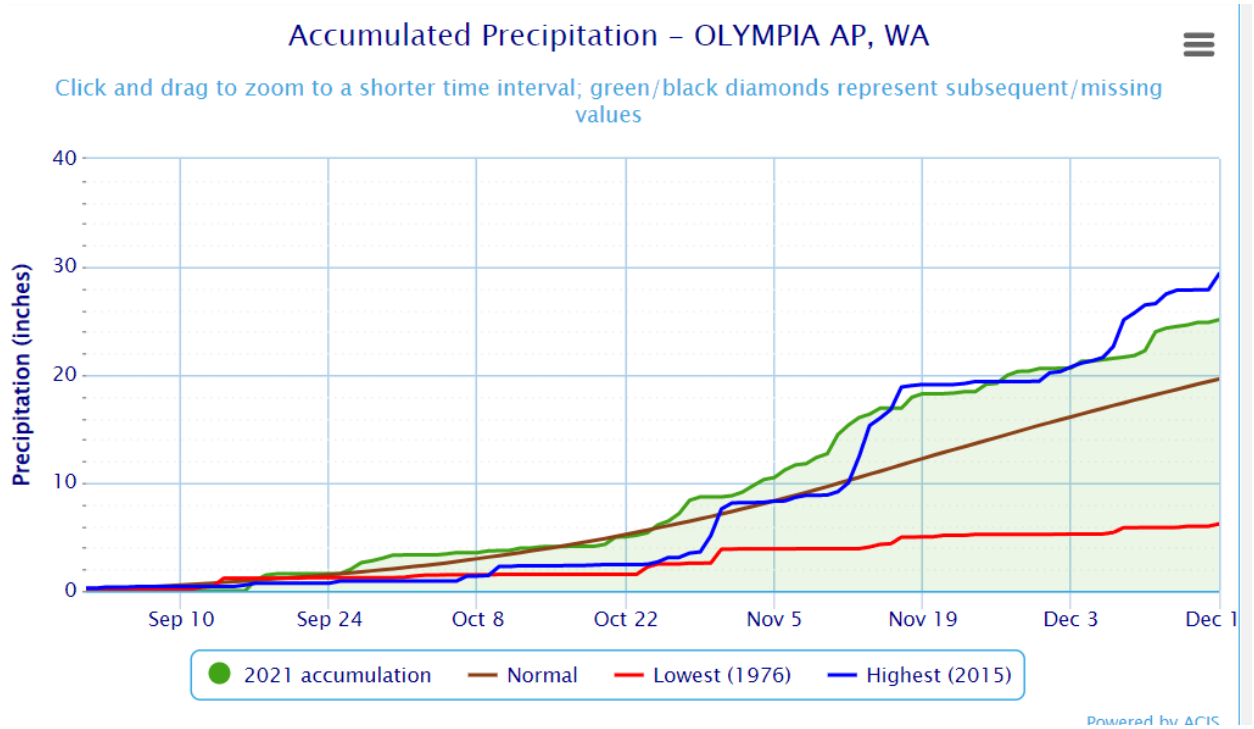
Report Date: 12/22/2021, Parcel ID: 63050000401

PHS Species/Habitats Overview:

Occurence Name	Federal Status	State Status	Sensitive Location
Coho	Candidate	N/A	No
Resident Coastal Cutthroat	N/A	N/A	No
Fall Chum	N/A	N/A	No
Fall Chinook	N/A	N/A	No
Cutthroat	Not Warranted	N/A	No
Coho	N/A	N/A	No
Freshwater Forested/Shrub Wetland	N/A	N/A	No
Big brown bat	N/A	N/A	Yes
Little Brown Bat	N/A	N/A	Yes
Yuma myotis	N/A	N/A	Yes

PHS Species/Habitats Details:

Figure 10. NOAA Accumulated precipitation recorded at the Olympia Regional Airport, Olympia, Washington (9/1/21 – 12/17/21).



Site Photos


View of parking are where proposed building will be placed (left) and Black Lake Ditch (right).


TP-1: upland test plot.


TP-2: upland test plot.

Black Lake Ditch – example of stream habitat. OHWM determined by indicators like exposed roots, toe of slope, scour.

Example of slope habitat between Black Lake Ditch and the proposed project area.

Appendix C:

Western Washington Wetland Determination Data Forms (Test Plots 1-2)

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2520 Mottman Ct SW City/County: Tumwater, Thurston Sampling Date: 12-16-21

Applicant/Owner: Johnson Family Trust State: WA Sampling Point: TP-1

Investigator(s): Gavin Nishiyori, Sean Olsen Section, Township, Range: Section 21, T18N R02W

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): convex Slope (%): 10%

Subregion (LRR): LRRA Lat: 47.026616 Long: -122.935825 Datum: NAD1983

Soil Map Unit Name: Everett very gravelly sandy loam, 10 to 50% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: sample plant community)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pseudotsuga menziesii	15	N	FACU
2. Acer macrophyllum	80	Y	FACU
3.			
4.			
	95	= Total Cover	
Sapling/Shrub Stratum (Plot size: sample plant community)			
1. Rubus spectabilis	5	N	FAC
2. Acer circinatum	20	Y	FAC
3. Oemleria cerasiformis	10	N	FACU
4. Ilex aquifolium	2	N	FACU
5.			
	37	= Total Cover	
Herb Stratum (Plot size: sample plant community)			
1. Polystichum munitum	75	Y	FACU
2. Phalaris arundinacea	5	N	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	80	= Total Cover	
Woody Vine Stratum (Plot size: sample plant community)			
1. none			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	5	x 2 =	10
FAC species	25	x 3 =	75
FACU species	182	x 4 =	728
UPL species	0	x 5 =	0
Column Totals:	207 (A)		813 (B)

Prevalence Index = B/A = 3.9

Hydrophytic Vegetation Indicators:

-- 1 - Rapid Test for Hydrophytic Vegetation

-- 2 - Dominance Test is >50%

-- 3 - Prevalence Index is ≤3.0[1]

-- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

-- 5 - Wetland Non-Vascular Plants[1]

-- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:

SOIL

Sampling Point: TP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-24"	10YR 3/2	100					LoSa	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

No hydric soil indicators were observed.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): >24"

Water Table Present? Yes _____ No X Depth (inches): >24"

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): >24"

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology indicators were observed.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 2520 Mottman Ct SW City/County: Tumwater, Thurston Sampling Date: 12-16-21

Applicant/Owner: Johnson Family Trust State: WA Sampling Point: TP-2

Investigator(s): Gavin Nishiyori, Sean Olsen Section, Township, Range: Section 21, T18N R02W

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): convex Slope (%): 10%

Subregion (LRR): LRRA Lat: 47.026778 Long: -122.936183 Datum: NAD1983

Soil Map Unit Name: Everett very gravelly sandy loam, 10 to 50% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: sample plant community)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pseudotsuga menziesii	20	Y	FACU
2. Acer macrophyllum	60	Y	FACU
3.			
4.			
	80	= Total Cover	
Sapling/Shrub Stratum (Plot size: sample plant community)			
1. Oemleria cerasiformis	5	Y	FACU
2.			
3.			
4.			
5.			
	5	= Total Cover	
Herb Stratum (Plot size: sample plant community)			
1. Polystichum munitum	80	Y	FACU
2. Polypodium glycyrrhiza	20	Y	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100	= Total Cover	
Woody Vine Stratum (Plot size: sample plant community)			
1. none			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	185	x 4 =	740
UPL species	0	x 5 =	0
Column Totals:	185 (A)		740 (B)

Prevalence Index = B/A = 4.0

Hydrophytic Vegetation Indicators:

-- 1 - Rapid Test for Hydrophytic Vegetation

-- 2 - Dominance Test is >50%

-- 3 - Prevalence Index is ≤3.0[1]

-- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

-- 5 - Wetland Non-Vascular Plants[1]

-- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:

SOIL

Sampling Point: TP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-24"	10YR 3/2	100					LoSa	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

No hydric soil indicators were observed.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
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- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): >24"

Water Table Present? Yes _____ No X Depth (inches): >24"

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): >24"

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology indicators were observed.