



Community Development  
555 Israel Road SW  
Tumwater, WA 98501-6515  
Phone: 360-754-4180

**DETERMINATION OF NON-SIGNIFICANCE (DNS)  
TUM-23-1872**

**Flood Plain Overlay Ordinance (TMC 18.38) Amendments O2023-017**

Description of proposal: Adoption of Ordinance O2023-017; Amendments to the Tumwater Municipal Code Flood Plain Overlay Zone District (TMC 18.38).

Proponent: City of Tumwater, Community Development Department, Attn: Erika Smith-Erickson, 555 Israel Road SW, Tumwater, WA 98501.

Location of proposal: The proposal applies to properties located within the Flood Plain Overlay Zone District in the city of Tumwater, Washington.

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 January 12, 2024, by 5:00 p.m.

Date: December 29, 2023

Responsible official:

Michael Matlock, AICP  
Community Development Director

Contact person: Brad Medrud, 360-754-4180  
555 Israel Road SW Tumwater, WA 98501

Appeals of this DNS must be made to the City Clerk, no later than January 19, 2024, by 5:00 p.m. All appeals shall be in writing, be signed by the appellant, be accompanied by a filing fee of \$175, and set forth the specific basis for such appeal, error alleged and relief requested.



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

TUM-23 - 1872

12-15-2023

DATE STAMP

RECEIVED BY: Kerri

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

### 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** [Find help answering background questions](#)

### **1. Name of proposed project, if applicable:**

Ordinance No, 02023-017- Floodplain Overlay Amendments

### **2. Name of applicant:**

City of Tumwater Community Development Department

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

Erika Smith-Erickson  
(360)754-4180  
555 Israel Rd SW  
Tumwater, WA 98501

### **4. Date checklist prepared:**

December 11, 2023

### **5. Agency requesting checklist:**

City of Tumwater Community Development Department

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

The Planning Commission Hearing is expected on February 13, 2024. The City Council is scheduled to consider final proposed amendments on April 2, 2024.

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

No.

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

None known.

### **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.**

None.

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

Adoption by the Tumwater City Council.

**11. Give a 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.)**

Adoption of Ordinance O2023-017 - City of Tumwater Chapter 18.38, FP Flood Plain Overlay includes amendments to City of Tumwater Municipal Code Chapter 18.38.

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

The amendments will have an impact to properties mapped in or near floodways or flood zones such as the Deschutes River, Barnes Lake, Trospen Lake, Trails End Lake, and other flood areas identified in the Flood Insurance Rate Maps that are effective May 8, 2024.

## **B. Environmental Elements**

### **1. Earth [Find help answering earth questions](#)**

**a. General description of the site:**

Proposal is a text amendment/non-project action.

**Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:**

Not applicable

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

Not applicable.

**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.**

Not applicable.

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

Not applicable.

- 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.**

Not applicable.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Not applicable.

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

Not applicable.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. Future uses and activities must comply with applicable development regulations.**

## **2. Air** [Find help answering air questions](#)

- 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.**

Not applicable.

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

Not applicable.

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

Not applicable.

## **3. Water** [Find help answering water questions](#)

### **a. Surface Water:** [Find help answering surface water questions](#)

- 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.**

Proposal is a text amendment/non-project action.

- 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.**

Not applicable.

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

Not applicable.

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

Not applicable.

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

Proposal is a text amendment/non-project action..

- 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.**

Proposal is a text amendment/non-project action.

**b. Ground Water:** [Find help answering ground water questions](#)

- 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 a general description, purpose, and approximate quantities if known.**

Not applicable.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

Not applicable.

**c. Water Runoff (including stormwater):**

**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. Not applicable.**

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

Not applicable.

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

Not applicable.

c) **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

Not applicable.

#### 4. **Plants** [Find help answering plants questions](#)

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards, or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

Not applicable.

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

Not applicable.

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

Not applicable.

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



Not applicable.

## 5. Animals [Find help answering animal questions](#)

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

Not applicable.

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

Not applicable.

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

Not applicable.

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

Proposal is a text amendment/non-project action.

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

Not applicable.

## 6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. 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.

Not applicable.

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

Not applicable.

3. 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.

Not applicable.

**7. Environmental Health** [Find help with answering environmental health questions](#)

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

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

Not applicable.

**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.**

Not applicable.

**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.**

Not applicable.

**4. Describe special emergency services that might be required.**

Proposal is a text amendment/non-project action.

**5. Proposed measures to reduce or control environmental health hazards, if any.**

Future uses and activities must comply with applicable development regulations.

**b. Noise**

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

Not applicable.

**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)?**

Not applicable.

**3. Proposed measures to reduce or control noise impacts, if any.**

Not applicable.

**8. Land and Shoreline Use** [Find help answering land and shoreline use questions](#)

**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.**

Not applicable.

**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 because 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?**

Not applicable.

**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?**

Not applicable.

**c. Describe any structures on the site.**

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Proposal is a text amendment/non-project action.

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

Proposal is a text amendment/non-project action.

All proposed amendments have been deemed consistent with the City's adopted Comprehensive Plan and other land use plans and zoning standards, neighboring jurisdiction's Comprehensive Plan, as needed, and County-wide Planning Policies.

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

Not applicable.

## **9. Housing** [Find help answering housing questions](#)

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

Not applicable.

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

Not applicable.

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

Not applicable.

**10. Aesthetics** [Find help answering aesthetics questions](#)

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

Not applicable.

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

Not applicable.

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

Not applicable.

**11. Light and Glare** [Find help answering light and glare questions](#)

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

## **12. Recreation** [Find help answering recreation questions](#)

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

Proposal is a text amendment/non-project action.

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

No, Future uses and activities must comply with applicable development regulations.

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

No, Future uses and activities must comply with applicable development regulations.

## **13. Historic and Cultural Preservation** [Find help answering historic and cultural preservation questions](#)

- 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.**

Proposal is a text amendment/non-project action.

- 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.**

Not applicable.

- 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.**

Future uses and activities must comply with applicable development regulations.

- 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.**

Future uses and activities must comply with applicable development regulations.

## **14. Transportation** [Find help with answering transportation questions](#)

- 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.**

Not applicable.

- 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?**

Not applicable.

- c. 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).**

Not applicable.

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

Not applicable.

- e. 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?**

Not applicable.

- f. 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 applicable.

- g. Proposed measures to reduce or control transportation impacts, if any.**

Future uses and activities must comply with applicable development regulations.

**15. Public Services** [Find help answering public service questions](#)

- 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.**

Proposal is a text amendment/non-project action..

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

Future uses and activities must comply with applicable development regulations.

**16. Utilities** [Find help answering utilities questions](#)

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

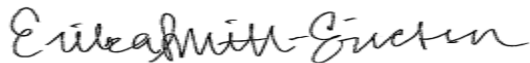
Not applicable.

- 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.**

Not applicable.

**C. Signature** [Find help about who should sign](#)

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.



Type name of signee: Erika Smith-Erickson

Position and agency/organization: Housing and Land Use Planner, City of Tumwater

Date submitted: 12/15/2023

Reviewed by Alex Baruch, Planner, City of Tumwater, 12/26/2023

**D. Supplemental sheet for nonproject actions** [Find help for the nonproject actions worksheet](#)

**IT IS NOT REQUIRED** to use this section 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?**

The proposed amendments are not 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:



Proposed amendments include adding a new section of TMC 18.38- Floodplain Overlay regulations pertaining to storing materials in floodplain. This section establishes standards for what can be stored in areas mapped in flood zones.

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

The proposed amendments aren't likely to affect plants, animals, fish, or marine life.

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

The proposed amendments are to clarify standards and protective measures for projects within the floodplain, as well as clarifying the Shoreline Master Program and other applicable code will apply to development proposals.

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

The proposed amendments aren't likely to deplete energy or natural resources.

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

The proposed amendments are to protect natural resources to match state and federal standards for floodplain protections.

**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?**

The proposed amendments aren't likely to affect environmentally sensitive areas like floodplains, wetlands, and shoreline areas.

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

The proposed amendments are to strengthen protections and clarify standards and measures for protecting environmentally sensitive areas, specifically floodplains.

**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?**

The proposed amendments aren't likely to allow for or encourage incompatible uses with existing land and shoreline use plans.

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

The proposed amendments are to ensure development complies with applicable development regulations, shoreline regulations, and critical area regulations. The amendments will also ensure all applicable state and federal regulations are met and current.

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

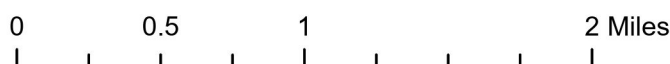
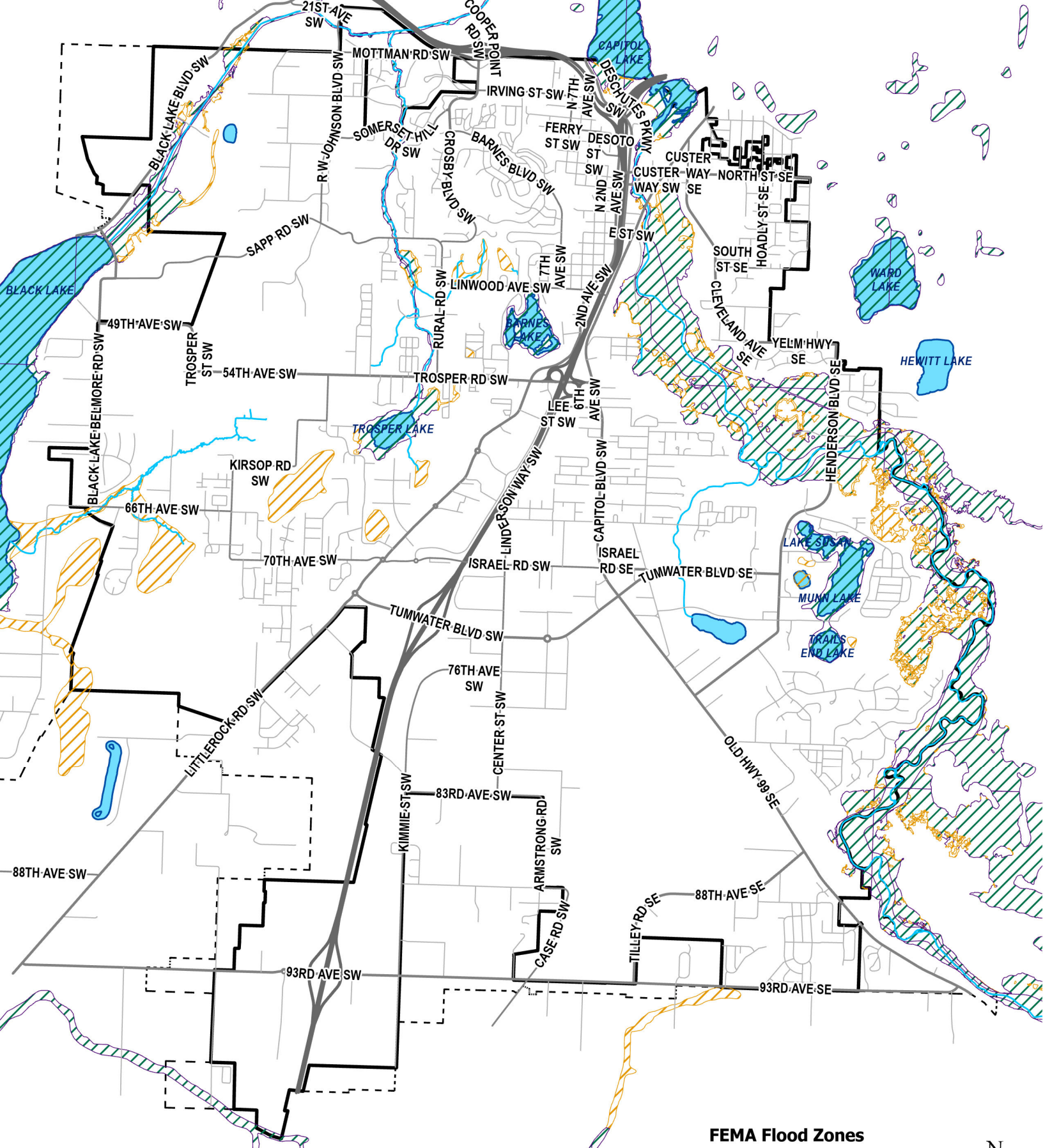
The proposed amendments aren't likely to increase demands on transportation or public services.

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



The proposed amendments ensure all development, transportation, future uses, and activities comply with applicable floodplain development regulations.

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

The proposed amendments ensure all applicable state and federal regulations are met and current for development and projects within the floodplain. The proposed amendments will ensure development regulations are aligned with FEMA mapping and regulations for floodplain management. The proposed amendments will ensure the City of Tumwater's regulations meet the National Flood Insurance Program (NFIP) requirements.



**FEMA Flood Zones**

-  100 Year (1%)
-  500 Year (0.2%)

 **Rivers and Streams**

 **Water Bodies**

 **Tumwater City Limits**

 **Tumwater Urban Growth Area**



Map Created: 12/14/2023 with ArcGIS Pro 3.2.1  
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