



MITIGATED DETERMINATION OF NON-SIGNIFICANCE
Liberty Leasing Self Storage
Permit No. TUM-23-1345
January 12, 2024

Description of Proposal: The applicant is proposing to construct an approximately 69,150 square foot self-storage facility with 445 storage units. Construction will include associated frontage improvements, parking, infrastructure, utilities and lighting.

Applicant: Kaufman Construction and Development Inc., Reid Wall, 7908 Sweet Iron Court SE, Tumwater, WA 98501.

Representative: Chris Carlson, Hatton Godat Pantier, 3910 Martin Way E., Suite B, Olympia, WA 98506

Location of Proposal: NE Corner of Old Highway 99 and 84th Avenue, Tumwater, WA 98512. Parcel # 31100000101.

Lead agency: City of Tumwater, Community Development Department.

The lead agency for this proposal has determined that, as conditioned, does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead-agency. This information is available to the public on request.

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

Condition of Approval for mitigating environmental impacts:

Findings:

1. The Tumwater Boulevard/I-5 northbound ramps intersection currently operates at LOS F during both peak periods for the northbound left-turn movement. The project is projected to add three trips to this intersection. The City has recently developed a SEPA improvement project for the Tumwater Boulevard/I-5 interchange that include intersection improvements at the northbound I-5 ramps intersection, with a peak hour per trip impact fee of \$4,219 for each trip entering the interchange area.
2. The project shall build out the required transportation improvements as described in City plans. Additionally, the City will continue to evaluate the transportation network and make any changes necessary to promote safe traffic patterns.

Mitigation Measures:

1. Prior to issuance of the Building Permit:
 - a. Construct a roundabout at the northbound Interstate 5 On/Off Ramp and Tumwater Boulevard intersection; or
 - b. Voluntarily pay a mitigation fee of \$4,219 per peak trip generated by this project (3) under RCW 82.02.020 to be used as described herein:

Tumwater Boulevard/I-5 Interchange: The City's planned transportation improvements at the Tumwater Boulevard/I-5 interchange include converting the interchange to a roundabout diamond interchange by replacing the southbound on/off ramp signal and northbound stop controlled intersections with roundabouts. If the subject development has trips to the interchange before the roundabout is constructed, a temporary signal will be required.

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted no later than January 26, 2024, by 5:00 p.m.

Date: January 12, 2024

Responsible Official:



Michael Matlock, AICP
Community Development Director

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

Appeals of this MDNS must be made to the City of Tumwater Community Development Department, no later than February 2, 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
(360) 754-4180

TUM-23 - 1580

10-05-2023

RECEIVED BY: Britt

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:

Liberty Leasing Self-Storage

2. Name of applicant:

Liberty Leasing LLC, Attn: John Kaufman

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

Liberty Leasing LLC, Attn: John Kaufman, 7908 Sweet Iron Court SE, Tumwater WA 98501
(360) 491-5230

4. Date checklist prepared:

September 22, 2023

5. Agency requesting checklist:

City of Tumwater

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

It is intended that construction activity would commence upon receipt of site development and building permits.

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.

Transportation Concurrency Application and Geotechnical Report.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No applications are pending for other governmental approvals for the property.

10. List any government approvals or permits that will be needed for your proposal, if known. Preliminary and Formal Site Plan Reviews, site development permit, building permits, Transportation Concurrency Ruling, NPDES Permit, Design Review and Landscape Plan approvals.

Lot consolidation

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.)

Construction of a 68,251 square foot self-storage facility with 445 storage units.

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.

Northeast corner of Old Hwy. 99 and 84th Avenue. Thurston County Tax Parcel No. 31100000101.

B. Environmental Elements

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

- a. General description of the site:

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

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

Approximately 4%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat,

muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The USDA soils map for Thurston County identifies one soil type within the project boundary. Nisqually loamy fine sand.

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

No.

- e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

3000 cubic yards of cut and 3000 cubic yards of fill. Any required fill will be procured from a licensed local supplier.

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

Erosion and sedimentation are always a possibility during earthwork associated with a construction project due to mechanized grading and excavation coupled with precipitation and wind.

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

Approximately 85% for buildings, driving surfaces, parking and sidewalks.

Max 85% impervious surface allowed in the LI zone district.

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

An engineered storm water drainage and erosion control plan will be prepared for the project in accordance with the current City of Tumwater Drainage Design and Erosion Control Manual. Erosion and sediment control Best Management Practice (BMP's) will be implemented including, but not limited to, silt fences, temporary sedimentation basins, straw waddles, plastic covering of exposed soils, geotextile lined rip-rap construction entrances, silt socks in existing storm water catch basins in the vicinity of the site, etc.

2. Air [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.**

During construction of the project exhaust emissions from construction vehicles, mechanized equipment and fueled power tools will be produced. Windborne dust is also a possibility during

construction of the project.

After the project is completed air emissions will be those typically associated with a warehouse distribution center (i.e. delivery vehicle exhaust, passenger vehicle exhaust, fuel burning appliances, fuel burning landscape maintenance equipment, etc.)

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

No.

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

Use of vehicles, mechanized equipment and fuel powered tools with properly functioning emissions systems.

Installation of Washington State Energy Code compliant appliances for heating and cooling of the building.

3. Water [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.

No.

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

No.

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

Not applicable.

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

No.

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

The FEMA Flood Map Panel associated with the project site indicates that the project site is not within a 100-year floodplain. The Panel No. for the project site is 53067C0280E.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water: [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.**

No withdrawal of groundwater is proposed. The buildings are connected to the City of Tumwater's municipal water system for domestic consumption, irrigation and fire protection needs.

Stormwater treated in accordance with the City of Tumwater 2022 Drainage Design and Erosion Control Manual will be infiltrated on site.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No waste materials are proposed to be discharged into the ground.

c. Water Runoff (including stormwater):

- a) 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.**

No waste materials are proposed to be discharged into the ground.

Storm water generated from pollution generating impervious surfaces on the project site will be collected in a series of catch basins and pipes and directed to approved treatment/infiltration within the Deschutes Industrial Plat to the east.

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

Sewage generated from the building will be discharged to the City of Tumwater's sanitary sewer system.

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

Not likely.

- c) 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.**

A engineered stormwater drainage and erosion control plan will be developed for the site complying with the City of Tumwater's 2022 Drainage Design and Erosion Control Manual.

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?

All existing vegetation will be removed from the project site.

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

After searching the US Fish & Wildlife information for Planning and Consultation (IPaC) database, the Golden Paintbrush was listed as potentially affected.

A search of Washington State Department of Natural Resources Natural Heritage database did not find any State listed threatened or endangered species on or near the site.

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

A landscape/tree replanting plan will be prepared by a Landscape Architect

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

A search of the Thurston County Geodata website shows an occurrence of Poison Hemlock on parcel number 12713220800 southwest of the project site.

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.

Examples include:

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

Other typical urban mammals would include rabbit, raccoon, squirrel, opossum, rats, mice, moles, voles, coyote, bats, frogs and salamanders.

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

The Mazama Pocket Gopher, Oregon Spotted Frog, Streaked Horn Lark and Oregon Vesper Sparrow, and Taylor's Checkerspot Butterfly are known to occur in the southern part of the City of Tumwater and Thurston County.

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

Western Washington is a part of the Pacific Flyway for migratory bird species.

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

None proposed.

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

Although no invasive species have been observed on or near the site, the Gypsy Moth is considered invasive with known occurrences in Thurston County. The Norway Rat is also known to be present in Thurston County.

6. Energy and Natural Resources [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.

Energy needs for the project will include electricity and natural gas. Both energy sources will be used for heating and lighting the buildings and lighting the site.

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

No.

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.

Building improvements will be designed in compliance with current WA State Energy Code requirements.

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.

No.

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

A search of the WA State Dept. of Ecology Toxic Cleanup database and the contaminated site layer on the Thurston Geodata website resulted in the following cleanup site in the vicinity of the project site. Gower Flying Service at the Olympia

Regional Airport.

- 2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

There are no known hazardous chemical/conditions or active hazardous liquid or gas transmission pipelines in the immediate vicinity of the project site.

- 3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

It is not anticipated that toxic or hazardous chemicals will be used during project development and construction.

The building tenant may store small quantities of hazardous or toxic chemicals for building maintenance and cleaning.

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

It is not anticipated that special emergency services will be needed related to toxic or hazardous materials.

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

None proposed.

b. Noise

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

Various industrial uses to the north and east and noise from the Olympia Regional Airport.

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

Short-term noise will be created during construction of the project by construction tools.

Long-term noise will be created by the building occupant employees, guest and delivery vehicles coming to and from the site.

Short-term noise will be created during normal construction operating hours. The project will abide by the City of Tumwater's noise regulations listed in Tumwater Municipal Code 8.08 which limit construction hour from 7 am to 8 pm on weekdays and 9 am and 8 pm on weekends.

Long-term noise from the building occupant and guests will vary throughout the day.

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

Compliance with City of Tumwater noise regulations outlined in Tumwater Municipal Code 8.08 and with WA State Permissible Noise Standards outline in WAC 173-60.

8. Land and Shoreline Use [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.**

The site is vacant industrial land.

Developed land use in the vicinity of the site include various industrial uses to the north and east, the Olympia Regional Airport and commercial industrial uses to the west. There is also a single-family home to the east as well as a habitat conservation area.

- 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?**

To our knowledge, the site has not been used for agricultural purposes in the last 60 years.

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

No.

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

None.

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

No.

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

The zoning for the site is Light Industrial (LI) with an Airport Overlay (AP) and Aquifer Protection Overlay (AQP).

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

The Comprehensive Plan designation of the site is Light Industrial (LI).

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

Not applicable.

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

No.

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

After the project is completed, approximately 2 people would work at the project site.

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

None.

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

None

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

The project will be designed to meet all applicable Comprehensive Plan policies, Zoning regulations, Development Standards, Design Guidelines and Building and Fire Code standards adopted by the City of Tumwater.

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

There are no agricultural or forest lands of long-term significance that will be impacted by the project.

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

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

None.

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

None.

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

None.

10. Aesthetics [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?**

The center storage building will be approximately 25' in height. The perimeter buildings will be approximately 14 feet in height.

Exterior materials will likely include metal with brick/stone accents.

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

None.

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

Compliance with applicable design guidelines and landscaping requirements.

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?**

Light from the project will be produced by fixtures outside the building.

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

Not likely.

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

Typical lighting from existing industrial land uses and public streets in vicinity of the project site.

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

Compliance with City of Tumwater exterior illumination requirements outlined in TMC 18.40.035.

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

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

None.

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

No.

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

None proposed.

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.**

The George W. Bush homestead and Butternut Tree are located east of the site. WA State Patrol Hangar and Meeker Oak Tree are located north of the site. Bush Prairie Oregon Trail Marker is located south of the site.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

No.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

A search of the Thurston Geodata website Historic Sites layer.

The Dept of Archaeology and Historic Preservation WISSARD predictive model indicates a moderate risk of encountering historic/cultural resources.

Cultural resource study has been requested by DAHP and will be a condition of approval.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

An Inadvertant Discovery Plan will be implemented for the site pursuant to TMC 18.40.065.

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.**

Old Hwy. 99 and 84th Avenue SE.

The site access will be from 84th Avenue SE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

No. The nearest Intercity Transit stop is approximately 1.4 miles north of the project site near the intersection of Tumwater Blvd. and Old Hwy. 99/Capitol Blvd.

- 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).**

13 parking/loading stalls for employees and storage customers are proposed.

Improvements to Old Hwy 99 and 84th Ave SE as shown on the site plan.

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

Yes. The Olympia Regional Airport is west of the site.

- 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?**

170 weekday trips. PM Peak volumes would be 12 trips.

ITE Manual was used to make the estimates.

- 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.**

No.

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

Payment of impact fees.

Payment of SEPA Mitigation for trips to Tumwater Blvd. I-5 interchange.

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.**

Slight increase on fire and police service.

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

Installation of fire hydrant and building fire alarm and sprinkler systems.

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:**

- b. Describe the utilities that are proposed for the project, the utility providing the**

service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water and sewer service will be provided by the City of Tumwater. Electricity and natural gas will be provided by Puget Sound Energy. Telephone will be provided by both Comcast and Centurylink. Refuse service is provided by LeMay Inc.

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.

X *Chris Carlson*

Type name of signee: Chris Carlson, AICP

Position and agency/organization: Planning Manager / Hatton Godat Pantier

Date submitted: 09.22.2023 Click or tap to enter a date.

Reviewed by: Alex Baruch, Planner, City of Tumwater

January, 8, 2024

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?

- **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?

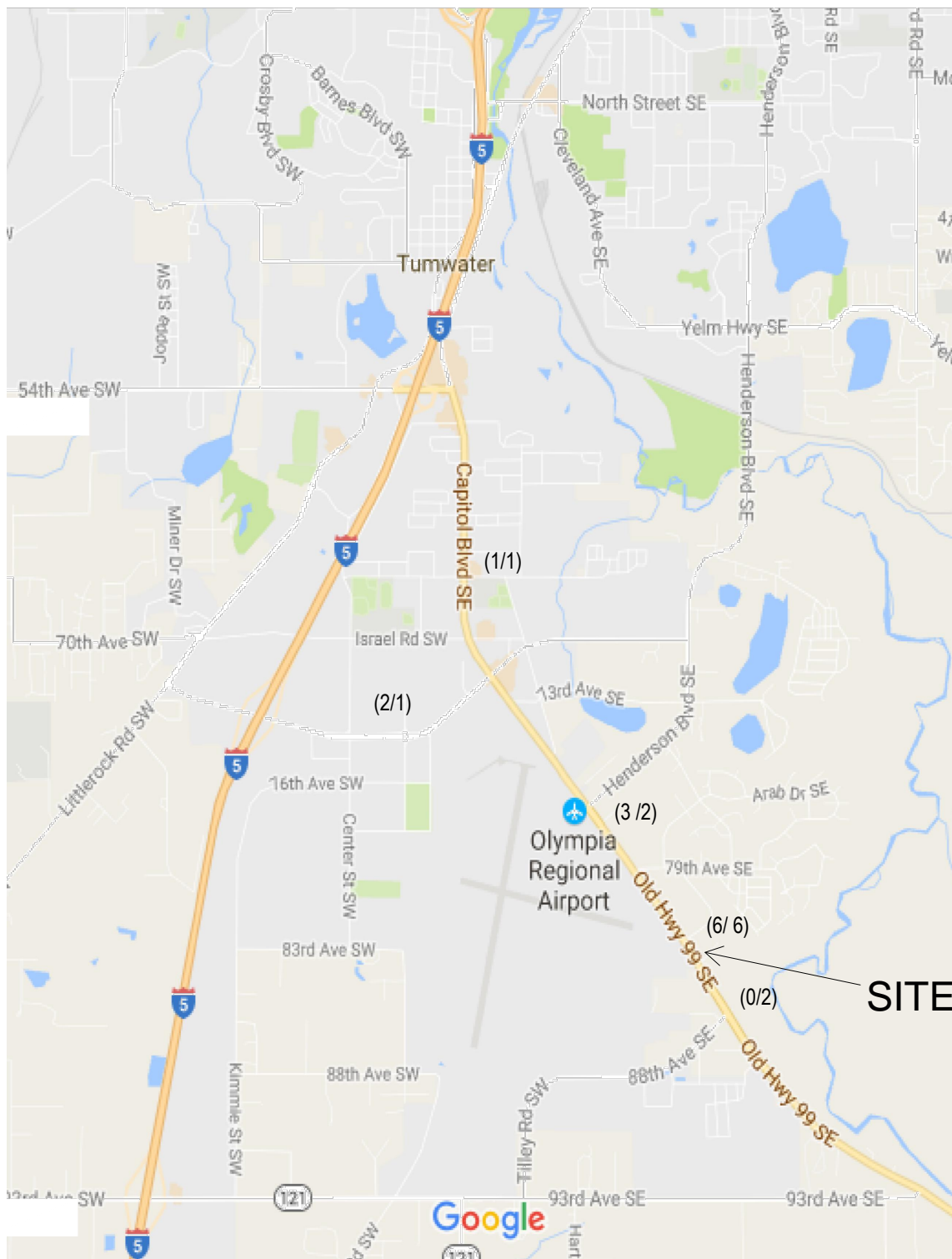
- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

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.



TRIP DISTRIBUTION DIAGRAM
SEPTEMBER 25, 2023

PMPH TRIPS (INBOUND / OUTBOUND)
BASIS

LIBERTY LEASING SELF
STORAGE

ITE CODE 151 68,215 SF MINI WAREHOUSE (X=11.60)

AVE T = 0.17X AVE T = 12 TOTAL

PMPH

AVTE = 12 TRIPS (6 IN / 6 OUT)

MEMO



Date: November 17, 2023

To: Tami Merriman, Permit Manager
Alex Baruch, Associate Planner

From: Mary Heather Ames, Assistant Transportation & Engineering Director

Re: Transportation Concurrency – Liberty Leasing Self Storage

Based on the revised trip distribution prepared for the Liberty Leasing Self Storage project, dated November 15, 2023 and the City of Tumwater Capital Facilities Plan, the City finds that the Liberty Leasing Self Storage project is concurrent in regards to Transportation conditioned as follows:

1. Shall pay Transportation Impact Fees per the Fee Resolution current at time of permit application.
2. Shall construct transportation improvements as shown on the approved site plan.
3. A recent study of the I-5 interchange at Tumwater Boulevard indicates improvements are needed in order to meet established safety and level of service standards. This project shall either:
 - a. Construct a roundabout at the northbound Interstate 5 On/Off Ramp and Tumwater Boulevard intersection; or
 - b. Voluntarily pay a mitigation fee of \$4,219 per peak trip generated by this project under RCW 82.02.020 to be used as described herein:

Tumwater Boulevard/I-5 Interchange: The City's planned transportation improvements at the Tumwater Boulevard/I-5 interchange include converting the interchange to a roundabout diamond interchange by replacing the southbound on/off ramp signal and northbound stop controlled intersections with roundabouts. If the subject development has trips to the interchange before the roundabout is constructed, a temporary signal will be required.