



MITIGATED DETERMINATION OF NON-SIGNIFICANCE
Littlerock Self-Storage
Permit No. TUM-23-0650
February 26, 2024

Description of Proposal: The applicant is proposing to construct a 4-story, 898-unit self-storage facility. Construction will include associated frontage improvements, parking, infrastructure, utilities and lighting.

Applicant: Trevor Colby, 6820 6th Avenue, Suite 201, Tacoma, WA 98406.

Representative: Brandon Johnson, JSA Civil, LLC, 111 Tumwater Blvd SE, Tumwater, WA 98501.

Location of Proposal: 6115 & 6119 Littlerock Road SW, Tumwater, WA 98512. S 03, T 17, R 2W. Tax Parcel No's 12703211801 & 12703211802.

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 one trip to this intersection. The City has recently developed a SEPA improvement project for the Tumwater Boulevard/I-5 interchange that include intersection improvements at the northbound I-5 ramps intersection, with a peak hour per trip impact fee of \$4,219 for each trip entering the interchange area.

Mitigation Measures:

1. Prior to issuance of the Building Permit:
 - a. Construct a roundabout at the northbound Interstate 5 On/Off Ramp and Tumwater Boulevard intersection; or
 - b. Voluntarily pay a mitigation fee of \$4,219 per peak trip generated by this project (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 March 14, 2024, by 5:00 p.m.

Date: February 29, 2024

Responsible Official:



Michael Matlock, AICP
Community Development Director

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

Appeals of this MDNS must be made to the City of Tumwater Community Development Department, no later than March 20, 2024, by 5:00 p.m. All appeals shall be in writing, be signed by the appellant, be accompanied by a filing fee of \$2,000.00 and set forth the specific basis for such appeal, error alleged and relief requested.



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

TUM-____-____

DATE STAMP

RECEIVED BY: _____

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

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

SEPA ENVIRONMENTAL CHECKLIST

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:

Littlerock Storage Center.

2. Name of applicant:

Mr. Trevor Colby.

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

Mr. Trevor Colby, 6820 6th Avenue, Suite 201, Tacoma, WA 98406.

4. Date checklist prepared:

October 2, 2023.

5. Agency requesting checklist:

City of Tumwater.

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

Begin construction Spring 2024 with substantial completion by Fall 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, there are no plans for future additions, expansion, or further activity related to this proposal.

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

The following environmental information has been prepared for this project:

- Boundary and Topographic Survey, by Informed Land Survey, dated July 17, 2023.
- Geotechnical Report, by South Sound Geotechnical Consulting, dated May 11, 2023.

- Traffic Impact Assessment, by Heath & Associates, dated July 17, 2023.
- Cultural Resource Report, by Antiquity Consulting, LLC, dated August 14, 2023.
- Mazama Pocket Gopher Report, by Land Services Northwest, dated October 26, 2023.
- Regulated Prairie Absence Report, by Land Services Northwest, dated July 27, 2023.



The environmental reports listed above are enclosed for review.

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

There are no known pending applications for governmental approvals directly affecting the project site.

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

The following government approvals and permits will be required:

- City of Tumwater Preliminary and Formal Site Plan Review approvals
- City of Tumwater SEPA Determination
- City of Tumwater Conditional Use Permit
- City of Tumwater Variance (Setback)
- City of Tumwater Building Permit
- City of Tumwater Site Development/Grading Permit
- City of Tumwater Fire Sprinkler Permit
- City of Tumwater Sign Permit
- Boundary Line Adjustment/Lot Consolidation
- WA Department of Ecology Construction Stormwater General Permit

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.)

Proposal includes demolition/removal of the existing residential structures on the +/- 1.77-acre site for construction of a new 4-story, +/- 113,367 ft² self-storage facility. The project will include on-site parking and loading areas, on-site stormwater facilities, perimeter landscaping, and underground utilities to serve the development.

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.

The project site is located at 6115 & 6119 Littlerock Road SW, Tumwater, WA 98512. The site includes Thurston County TPNs 12703211801 and 12703211802, located along the west side of Littlerock Road SW. Section 03, Township 17, Range 02W. Please refer to the project survey for a full legal description.

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)?

The steepest on-site slope is approximately 3%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per the USDA Natural Resources Conservation Service Web Soil Survey, the site contains Nisqually loamy fine sand, 0-3% slopes. Nisqually loamy fine sand is classified as prime farmland if irrigated, is a Hydrologic Soil Group A soil, and is not rated as hydric soil.

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

There are no known surface indications or history of unstable soils in the immediate vicinity.

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

Approximately 200 CY of material cut and 2,500 CY of material fill will be used to grade the site for project construction. Fill will be sourced from a local approved borrow pit.

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

Erosion is always possible during construction. Best Management Practices (BMPs) will be maintained to limit erosion impacts.

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

Approximately 84% of the site will be covered with impervious surfaces after project construction.

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

BMPs such as a stabilized construction entrance, silt fencing, and covering exposed soils will be used during construction. BMPs will be updated as necessary to limit erosion.



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.

Emissions from equipment and dust may be present during construction but are expected to be minor. Emissions from vehicles entering and exiting the self-storage facility will be present at completion.

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

There are no known off-site sources of emissions or odor that may affect the proposed project.

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

Construction equipment will not be allowed to idle for extended periods of time.

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.

Trosper Lake, the nearest surface water body, is located approximately 1,580 feet from the project site.

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

No work will be required over, in, or adjacent to Trosper Lake or any other bodies of water for the project.

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

No fill or dredge material will be placed in or removed from surface water or wetlands by the project.

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

No, the proposed project will not require surface water withdrawals or diversions.

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

No, per FEMA FIRM Panel 53067C0281E, the project is not located within a 100-year floodplain.

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, the project does not involve any discharges of waste materials to surface waters. The project will be connected to City of Tumwater sanitary sewer.



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 groundwater will be withdrawn from a well, the project will be connected to City of Tumwater water service.

- 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 material will be discharged into the ground from septic tanks or other sources. The project will be connected to City of Tumwater sanitary sewer.

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.**

On-site storm runoff will be collected, treated, and infiltrated in a below grade infiltration facility.

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

It is unlikely that waste materials will enter ground or surface waters. The project, a self-storage facility, is not anticipated to generate waste other than sanitary refuse which will be stored in covered containers/dumpsters prior to removal by a refuse service.

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

Historic drainage patterns in the vicinity of the site will not be altered. On-site runoff will be collected, treated, and infiltrated on-site.

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



Stormwater will be collected, treated, and infiltrated on-site. No downstream impacts are anticipated.

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

Tree removal mitigation required

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

The +/- 1.77-acre site will be entirely cleared for project development and construction.

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

Per the U.S. Fish & Wildlife IPaC map (<https://ipac.ecosphere.fws.gov/>), there are no endangered plant species known to be on or near the site. Additionally, IPaC notes there are no critical habitats at this location.

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

Perimeter landscaping will be installed to meet or exceed City of Tumwater minimum code requirements. 

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

Per Thurston County GeoData, there are no noxious weeds or invasive species known to be on or near the 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: typical crows and raptors found in urban environments.
- **Mammals:** deer, bear, elk, beaver, other: opossum, raccoons, squirrels, mice.
- **Fish:** bass, salmon, trout, herring, shellfish, other:

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

Per IPaC mapping, threatened species potentially affected in this site location include: Olympia Pocket Gopher, Marbled Murrelet, Streaked Horned Lark, Yellow-billed Cuckoo, Oregon Spotted Frog, & Bull Trout. Endangered species include the Taylor's Checkerspot. A candidate for listing includes the Monarch Butterfly. There are no known instances of the aforementioned species on-site, however we are noting the potential.

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

Yes, the site is located within the Pacific Flyway.

Gopher Survey shows no evidence of gopher and prairie species.

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

No wildlife impacts are anticipated, no measures are proposed.



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

There are no invasive animal species known to be on or near the site.

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.

Electricity will be used to meet the completed project's energy needs for heating, cooling, and lighting.

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

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

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.

The project will be designed to comply with current energy code regulations. Energy conserving features may include LED lighting, building insulation, and energy efficient windows.



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.

There are no known environmental health hazards that could occur because of this proposal.

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

There is no known contamination at the site from present or past uses.

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 existing hazardous chemicals/conditions that might affect project development and design. Per the National Pipeline Mapping System (<https://pvnpm.phmsa.dot.gov/PublicViewer/>), there are no hazardous liquid or gas transmission pipelines in the vicinity of the 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.

Gasoline, diesel fuel, and oil may be stored and/or used during construction. No hazardous chemicals will be produced by the project during construction or after completion of the self-storage facility.

4. Describe special emergency services that might be required.

No special emergency services are anticipated.

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



Gasoline, diesel fuel, and/or oils for construction equipment will be kept in sealed and approved containers.

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

Traffic on Littlerock Road SW, the neighboring Tumwater Middle School Campus, and other nearby roadways creates noise in the area but is not anticipated to affect the project.

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

During construction and development, noise may be present from heavy equipment and contractor's tools. Construction work will be performed during typical daytime work hours. At completion, traffic from vehicles entering and exiting the completed project will occur but noise is expected to be minor.



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

Work will be limited to typical daytime work hours and equipment will not be allowed to idle for extended periods of time.

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.

Currently, the site is used for residential purposes. Adjacent uses include Tumwater Middle School to the south, vacant commercial land to the west, vacant commercial land to the north, and Littlerock Road SW to the east. The proposal is not expected to affect current land uses on nearby or adjacent properties.

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?

The site has not been used as working farmlands or forest lands. None of the underlying tax parcels are considered agricultural or forest land of long-term commercial significance and are not held under resource classification. No resource lands will be converted to nonfarm or nonforest use by the proposed project.

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, the project will not affect or be affected by surrounding working farm or forest land normal business operations.

c. Describe any structures on the site.

The site currently contains a single-family residence, a mobile home residence, a shed, and three garage outbuildings.

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

All structures on the site will be demolished or removed for project development and construction.

Contact
ORCAA for
asbestos
abatement.
City demolition
permit.

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

The site is currently zoned GC – General Commercial by the City of Tumwater.

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

The City of Tumwater’s Comprehensive Plan identifies the future land use designation as General Commercial.

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

Not applicable, the site is not located within a shoreline area.

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

Per Thurston County GeoData, the site is located within a Class 1 Critical Aquifer Recharge Area (CARA), a Class I Agricultural CARA, contains “more preferred” Mazama Pocket Gopher Soils, and is located near Mazama Pocket Gopher Areas.

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

Approximately 4 people will work in the completed project; no people will reside in the completed self-storage facility.

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

Approximately 4-8 people will be displaced by the project based on an estimate of 2-4 residents per residential rental unit.

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

Displacement impacts are expected to be minor; no measures are proposed.

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

The project will be reviewed by City of Tumwater staff for compatibility with existing and projected land uses and plans. 

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

No impacts to agricultural or forest lands of long-term commercial significance are anticipated, no measures are proposed.

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.

No housing units will be provided by the project.

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

Two middle-income rental housing units will be eliminated by the project.

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

No measures to reduce or control housing impacts are proposed.

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 maximum building height proposed is +/- 45 feet. The principal exterior building materials proposed are prefinished metal wall panels and CMU block.

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

No views in the immediate vicinity will be altered or obstructed.

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

The project will be designed to comply with City of Tumwater Citywide Design Guidelines for development and construction, and will be reviewed by City staff to ensure compatibility with aesthetic requirements for permit approval 

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 will be produced during evening hours from exterior and pathway lighting, and luminaires within parking areas and on-site drive aisles.

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

Light or glare from the finished project are not anticipated to create safety hazards or cause interference with views.

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

There are no known off-site sources of light or glare that will affect the proposed project. 

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

Exterior lighting will be positioned and/or shielded to prevent light exposure onto adjacent properties.

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

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

Trosper Lake Park, an undeveloped neighborhood park which provides access to Trosper Lake, is located approximately 400 feet north of the project site.

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

No, the project will not displace any existing recreational uses.

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

No impacts on recreation are anticipated, no measures are 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.

Per the Department of Archaeology and Historic Preservation's WISAARD map, there are no structures on the site listed in or eligible for listing in national, state, or local preservation registers. The site is located south of the Olympia-Grand Coulee No. 1 Transmission Line, register ID No. 725297.

- 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.**

The site is mapped as an area of High Risk to contain Environmental Factors with Archaeological Resources. It is also a mapped area of Tribal interest for the Nisqually, Squaxin, Cowlitz, and Confederated Tribes of the Chehalis Reservation

- 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 query of the Department of Archaeology & Historic Preservation's WISAARD map system (<https://wisaard.dahp.wa.gov/Map>) was performed on 8/4/2023.

DAH
concurrence
received

- 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.**



If cultural or historic resources are discovered during demolition, grading, or construction, activities will cease until a qualified archaeologist evaluates the situation and outlines a course of action.

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.**

The site is served by Littlerock Road SW, with 3 existing driveway accesses along the roadway frontage. The center access driveway from Littlerock Road SW will be closed by the project. The existing northern and southern driveway cuts will be relocated for the project. A new northern right-in-right-out driveway will serve as the project's entry, providing access to the on-site parking lot and storage building, and a new southern right-out driveway will serve as the exit to Littlerock Road SW; an interior drive aisle will be constructed around the building, connecting the driveways.

- 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?**

Yes, the site and geographic area are served by Intercity Transit.

- 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).**

No new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities are proposed.

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

No, the project will not use or occur in the immediate vicinity of water, rail, or air transportation.

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?

The project is expected to generate 145 net new trips. Peak volumes are anticipated during the PM Peak Hour. These estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation manual. Please refer to the enclosed Traffic Impact Analysis (TIA) for additional information.

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, the proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

Traffic Impact Fees and SEPA Mitigation Fees required by the City of Tumwater are outlined in the enclosed TIA report. Please refer to the TIA for additional information.

Mitigation
payment for
Tumwater
Blvd/I-5 project



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.

The project may result in a nominal increased need for fire and police protection services.

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

Impacts to public services are expected to be minor. Measures to reduce direct impacts include perimeter fencing, electronic security gates, security alarms, on-site fire hydrants, and fire protection sprinklers within the building.

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: City of Tumwater
Sanitary Sewer: City of Tumwater
Power: Puget Sound Energy
Communications: Comcast and/or Lumen
Refuse: LeMay Pacific Disposal



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 

Type name of signee: Nick Wheeler

Position and agency/organization: JSA Civil, LLC | Business Manager

Date submitted: December 14, 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?
 - Proposed measures to avoid or reduce such increases are:

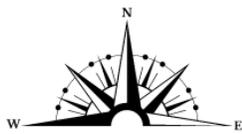
2. How would the proposal be likely to affect plants, animals, fish, or marine life?
 - Proposed measures to protect or conserve plants, animals, fish, or marine life are:

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.

MAZAMA POCKET GOPHER (*Thomomys Mazama*) and REGULATED PRAIRIE ABSENCE REPORT

Prepared for
Ryan Haddock
Kidder Matthews

October 26, 2023

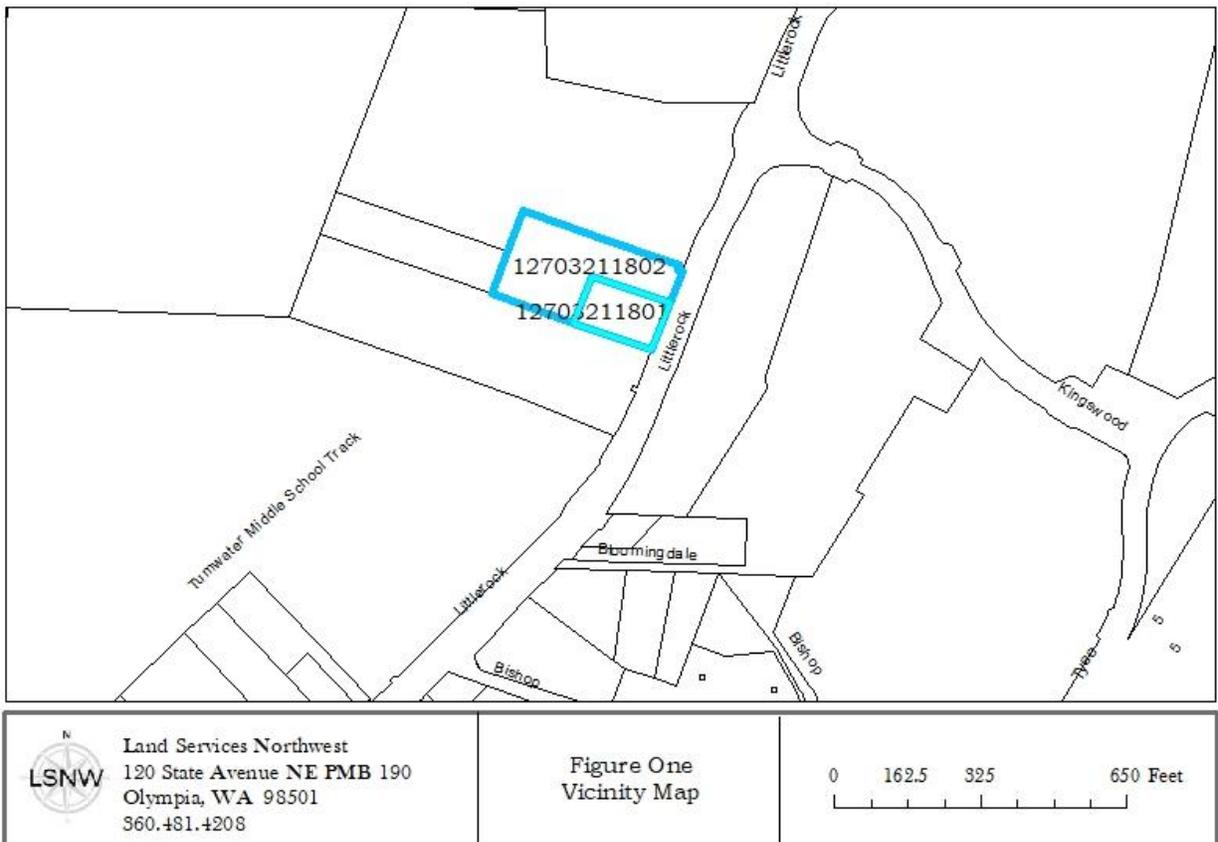


Land Services Northwest
Alex Callender MS, PWS
120 State Ave NE PMB 190, Olympia, WA, 98501
360.481.4208

1.0 INTRODUCTION

This report is the result of a Mazama Pocket Gopher and Regulated Prairie survey of the following parcels:

- 1.27-acre parcel #12703211802 at 6115 LITTLEROCK RD SW Tumwater, WA with the legal description of Section 03 Township 17 Range 2W Quarter NW NW & NE SWSS-0955 LT 2 Document 1048623; EXC PTN FOR LITTLEROCKRD PER AFN:3868410 in Thurston County.
- .5-acre parcel #12703211801 at 6119 LITTLEROCK RD SW Tumwater, WA with the legal description of Section 03 Township 17 Range 2W Quarter NE NW & NW NWSS-0955 LT 1 Document 009/107 EX PTN TO LITTLEROCK RD#3914710 in Thurston County. **(Figure 1).**



The Purpose of this report is to provide a study of the presence or absence of indicators of the Mazama Pocket Gopher (*Thomomys Mazama*) (MPG) and Regulated Prairie under City of Tumwater code.

This study should allow the reader to assess whether the Mazama pocket gopher is likely to be found on site and what the implications of its presence or absence may have with regard to permitting.

Mazama Pocket Gopher

Four subspecies of Mazama pocket gophers found in Thurston City are listed as threatened under the Endangered Species Act (ESA). Impacts to Mazama pocket gophers should be avoided or addressed through USFWS permitting processes. The presence of this species on a property may have regulatory implications that may limit the amount or type of development that can occur on a property in order to avoid “take” of the species. Take is defined under the ESA as harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect any threatened or endangered species.

2.0 METHODS

2.1 Review of Existing Information

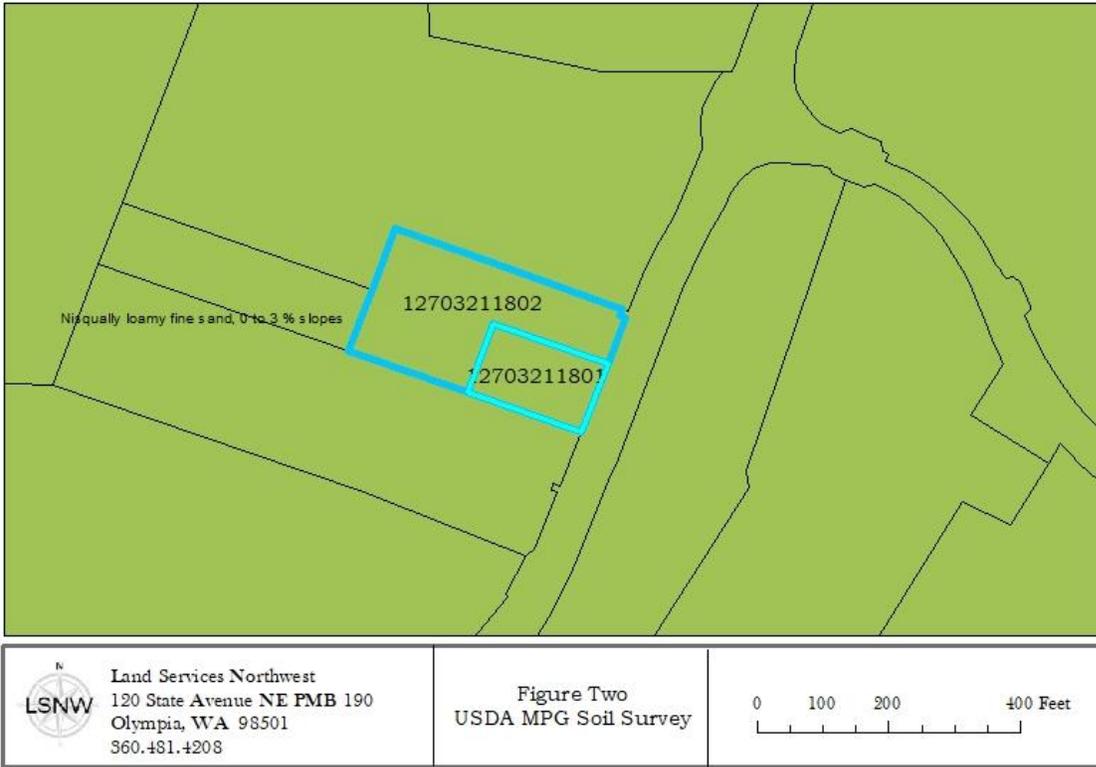
Background Review

Background information on the subject property was reviewed prior to field investigations and included the following:

- Thurston City Geodata Gopher Soils Shapefiles
- WDFW Priority Habitats and Species Information
- USFWS species list information
- WDFW species information

2.2 Summary of Existing Information

The existing information shows Nisqually loamy fine sand, 0 to 3 percent slopes on and within 300 feet of the subject property, which are more preferred by the MPG (**Figure 2**) and (**Attachment A**).



Attachment A

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

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

The WDFW Priority Habitats and Species Map does not show the MPG within 600 feet of the subject property (**Appendix B**).

2.3 2023 Mazama Pocket Gopher Protocol

A. General Information – 2023 Approach

1. The MPG review season will run June 1-October 31, 2023.
2. The protocol described in this memorandum will only apply to properties not known to be occupied by MPG since April 2014, the date of the federal listing.

The property was not known to be occupied by the MPG since April 2014.

3. Negative determinations will be valid for the length of the underlying City permit or approval, per City code.

No signs of the Mazama pocket gopher were found during the site visits.

4. Qualified consultants may perform field reviews and submit results for City evaluation, per the CAO. Consultants must have received training from USFWS at one of the two trainings offered in May/June 2018 and is certified to conduct these surveys.

Alex Callender is qualified as a consultant as he received training and certification during the May 2018 class conducted by the United States Fish and Wildlife Service.

B. In-Office Procedures

1. Staff will review land use applications to determine if the MPG field screening protocols described in this memorandum must be initiated for the following:

- a. Within 600 feet of a site known to have positive MPG occurrence; or
- b. On or within 300 feet of a soil type known to be associated with MPG occupancy.

The parcels are on and within 300 feet of soil types known to be associated with MPG occupancy.

8. Tumwater landowners who know or learn that Mazama pocket gophers are present on their property can move forward with their proposed development by: 1) proposing mitigation to the City as directed in the City's Critical Areas Ordinance (Title 24TCC); or 2) contacting USFWS directly to discuss the review, assessment, and mitigation process most appropriate for their site(s) and proposed activities,

C. Preliminary Assessment

As land use applications are received, properties mapped with or within 300 feet of gopher and/or prairie soils undergo the following preliminary assessment in-office.

1. For properties or project areas that appear to meet City criteria below, an internal review is conducted by staff biologist to determine if the project may be released from the full gopher review process. The following criteria may release a project from further gopher review:

- Locations west of the Black River, or on the Steamboat Island or Cooper Point peninsulas.
- Sites submerged for 30 consecutive days or more since October 31, 2017.
- Sites covered with impervious surfaces (as defined in CAO Chapter 17.15 and Title 24).
- Fully forested (>30%) sites with shrub and fern understory.
- Sites that consist of slopes greater than 40 percent, or that contain landslide hazard areas (per existing City regulations).
- Sites on less preferred MPG soils north of Interstate 5.
- Building to take place in the footprint of an existing structure (also mobile

- home replacements in the same footprint).
 - Mobile home replacements in existing lots in an existing mobile home park.
 - Heating oil tank removal
 - Foundation repair
 - Projects which lie >300 feet from mapped gopher soils.
2. If a property and/or project area do not meet internal review criteria, the project is put on a list to be scheduled for full MPG review during the appropriate seasonal review period.

In order to ensure the review process runs efficiently, the following measures will be implemented as part of the 2019 screening approach. These are intended to reduce costs and staff time, and ensure that MPG screening requests, especially those associated with building permit applications, are screened during the screening season.

1. No soil verification will be required in conjunction with MPG field screening.
2. Site mowing or brushing will be required to initiate first site visits, where necessary and feasible, and completed two to four weeks in advance of the site visit.
3. No further screening will be conducted in 2023 following the detection of MPG mounds on a property. The city will notify landowners that MPG evidence has been detected within two weeks.
4. At the end of the 2023 season, City staff will provide data regarding MPG occupancy to USFWS.
5. No additional site visit will be required if indeterminate mounds are detected, if the full number of required visits has been completed.
6. The City will prioritize project specific applications over non-project applications. This will help ensure that applicants that have projects ready for construction will receive necessary permits and may initiate construction in a timely manner.

E. Site Visit Overview

Hired consultants will conduct field observations to determine MPG presence on sites with potential habitat. These site visits will be conducted as follows:

1. All valid site visits must be conducted from June 1 through October 31, 2023. Site visits outside that survey window will not be considered valid.

The visits were conducted according to the protocol on July 26 and October 26, 2023.

2. A site or parcel is considered to be the entire property, not just the footprint of the proposed project.

Both parcels were surveyed entirely.

3. Sites with less preferred soils (see Attachment A) will be visited two (2) times, at least 30 days apart.
4. Sites with more preferred soils (see Attachment A) will be visited two (2) times, at least 30 days apart.

The surveys were conducted according to the protocol.

5. Site conditions must be recorded on a data sheet or similar information documented in narrative form. A template data sheet can be found on the city website at <http://www.co.thurston.wa.us/permitting/gopher-reviews/index.html>

The data sheets are provided in Appendix C.

6. Document and describe which areas of the parcel cannot be screened due to limited accessibility and/or dense understory. This should be depicted on an aerial or site plan submitted to the city.

The parcels were surveyed entirely.

7. The ground must be easily visible to ensure mound observation and identification. Request mowing if necessary to ensure visibility. Wait two to three weeks after mowing before beginning screening.

The ground as visible.

<http://www.co.thurston.wa.us/permitting/gopher-reviews/index.html> F. Detailed Field Methodology

1. The survey crew orients themselves with the layout of the property using aerial maps, and strategizes their route for walking through the property.
2. Start GPS to record survey route.
3. Walk the survey transects methodically, slowly walking a straight line and scanning an area approximately 2-3 meters to the left and right as you walk, looking for mounds. Transects should be no more than five (5) meters apart when conducted by a single individual.
4. If the survey is performed by a team, walk together in parallel lines approximately 5 meters apart while you are scanning left to right for mounds.

The surveys were conducted according to the protocol.

5. At each mound found, stop and identify it as an MPG or mole mound. If it is an MPG mound, identify it as a singular mound or a group (3 mounds or more) on a data sheet to be submitted to the city. (City has developed data sheets for your use on <http://www.co.thurston.wa.us/permitting/gopher-reviews/index.html>)

6. Record all positive MPG mounds, likely MPG mounds, and MPG mound groups in a GPS unit that provides a date, time, georeferenced point, and other required information in City GPS data instruction for each MPG mound. Submit GPS data in a form acceptable to the city. City GPS Data instruction can be found at <http://www.co.thurston.wa.us/permitting/gopher-reviews/index.html>

N /A

7. Photograph all MPG mounds or MPG mound groups. At a minimum, photograph MPG mounds or MPG mound groups representative of MPG detections on site.

No MPG mounds were found during the survey.

8. Photos of mounds should include one that has identifiable landscape features for reference. In order to accurately depict the presence of gopher activity on a specific property, the following series of photos should be submitted to the City:

- At least one up-close photo to depict mound characteristics
No MPG mounds were found.
- At least one photo depicting groups of mounds as a whole (when groups are encountered).
N/A
- At least one photo depicting gopher mounds with recognizable landscape features in the background, at each location where mounds are detected on a property
N/A
- Photos can be taken with the GPS unit or a separate, camera, preferably a camera with locational features (latitude, longitude)
N/A
- Photo point description or noteworthy landscape or other features to aid in relocation. Additional photos to be considered.
N/A
- The approximate building footprint location from at least two cardinal directions.
N/A
- Landscape photos to depict habitat type and in some cases to indicate why not all portions of a property require gopher screening.
Appendix A Photos

9. Describe and/or quantify what portion and proportion of the property was screened, and record your survey route and any MPG mounds found on either an aerial or parcel map.

The parcels were surveyed entirely.

10. If MPG mounds are observed on a site, that day's survey effort should continue until the entire site is screened, and all mounds present identified, but additional site visits are not required.

No MPG mounds were found. The mounds found on site were typical of mole mounds with clumpy soils in a linear fashion.

11. In order for the city to accurately review Critical Area Reports submitted in lieu of City field inspections the information collected in the field (GPS, data sheets, field notes, transect representations on aerial, etc.) shall be filed with the City. GPS

No mounds were found, the information was submitted in an acceptable format.

2.4 Regulated Prairie Survey Protocol

1. Prairie Review Method

The parcel contains soil types associated with prairies as defined in the Thurston County Critical Areas Ordinance. Transects were walked throughout the parcel, except for the excluded areas, looking for signs of regulated prairie plants.

2. A list of plant species encountered during the survey was recorded and CAO target prairie plants were noted.

Plants encountered are listed on the CAO plant list (Appendix D).

3. Confirmation that CAO prairie plants were surveyed for and either found or not found, prairie criteria met or not met, etc. An example statement of your findings could be:

No CAO prairie plants were found.

4. If prairie habitat is identified onsite it is regulated pursuant to Chapter 24.25 of the CAO. Provide either a GPS map or hand-drawn aerial map indicating location of prairie plants on the parcel in relation to the proposed building area.

N/A

5. A full species list of plants (prairie and non-prairie) found at the time of survey. Attached is a blank checklist and data sheet if you choose to use. Even if no CAO prairie plants were detected, a complete species list of vegetation observed helps characterize site conditions.

The full plant list is in Appendix D.

6. Color photos of plant species encountered.

See Appendix A.

7. Transect map. If done concurrently with gopher review, you can use the same transect map.

Transect maps are shown in Appendix C.

8. Oregon white oak trees, if observed onsite, must also be documented, mapped, and included in the prairie plant survey. As with prairie plants, provide either a GPS map or hand-drawn aerial map indicating location of oaks on the parcel in relation to the proposed building area.

No Oregon white oak trees were found onsite.

9. Mima mounds, if observed onsite, must also be documented, mapped, and included in the prairie plant survey. Provide either a GPS map or hand-drawn aerial map indicating location of Mima mounds on the parcel in relation to the proposed building area.

N/A

3.0 CURRENT CONDITIONS AND METHODS

Land Services Northwest conducted surveys on July 26 and October 26, 2023, walking the area and looking for signs of the MPG and regulated prairie plants in accordance with the protocol.

The parcels have single-family residences and numerous vehicles, recreational vehicles, and trailers stored throughout. The larger parcel has a large lawn area with numerous apple trees in the back.

Tumwater Middle School is directly to the south. An automobile auction business to the north. Trospen Lake Park is to the west and there are numerous commercial businesses to the east.

4.0 RESULTS

No Mazama pocket gophers were found on site.

No CAO prairie plants, Garry oaks or Mima mounds were found.

.

Appendix A - Photos







Haddock
07.26.2023 03:51 PM
5945 Littlerock Rd SW, Tumwater, WA 98512, USA









Haddock
07.26.2023 03:55 PM
6119 Littlerock Rd SW, Tumwater, WA 98512, USA



Haddock
07.26.2023 03:55 PM
6115 Littlerock Rd SW, Tumwater, WA 98512, USA



Haddock
07.26.2023 03:56 PM
6119 Littlerock Rd SW, Tumwater, WA 98512, USA



Haddock
07.26.2023 03:56 PM
6119 Littlerock Rd SW, Tumwater, WA 98512, USA





Haddock
07.26.2023 04:01 PM
6115 Littlerock Rd SW, Tumwater, WA 98512, USA



Haddock
07.26.2023 04:02 PM
6115 Littlerock Rd SW, Tumwater, WA 98512, USA



Appendix B - WDFW Priority Habitats and Species Map

5/16/23, 2:28 PM

PHS Report



Priority Habitats and Species on the Web



Buffer radius: 600 Feet

Report Date: 05/16/2023

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Freshwater Emergent Wetland	N/A	N/A	No
Big brown bat	N/A	N/A	Yes
myotis spp	N/A	N/A	Yes
Townsend's Big-eared Bat	N/A	Candidate	Yes

about:blank

1/3

5/16/23, 2:28 PM

PHS Report

PHS Species/Habitats Details:

Freshwater Emergent Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Freshwater Emergent Wetland - NWI Code: PEM1C
Source Dataset	NW/Wetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

Big brown bat	
Scientific Name	<i>Eptesicus fuscus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub_php?id=00605

myotis spp	
Scientific Name	<i>Myotis yumanensis/lucifigus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP

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2/3

5/16/23, 2:28 PM

PHS Report

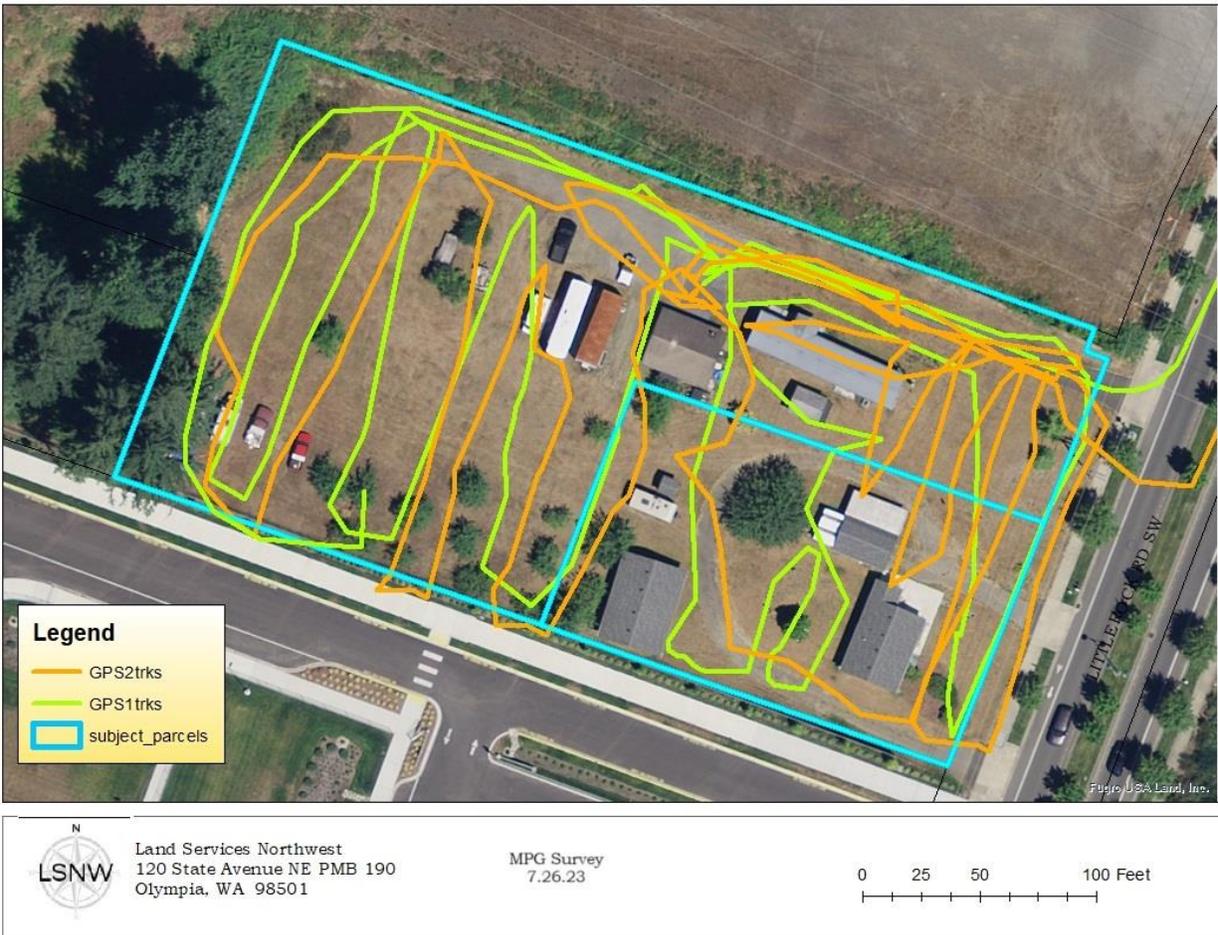
Townsend's Big-eared Bat	
Scientific Name	<i>Corynorhinus townsendii</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
State Status	Candidate
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00027

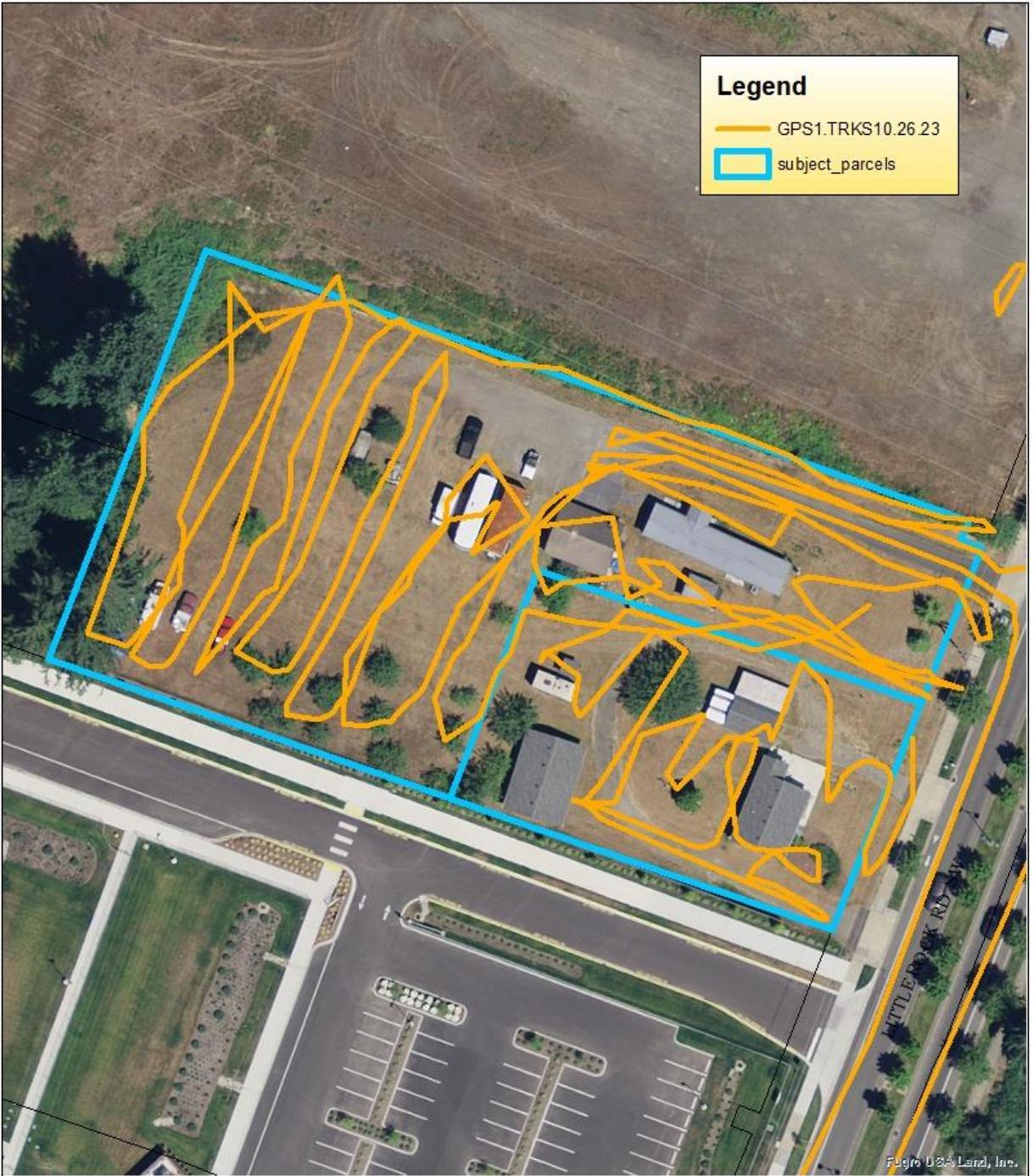
DISCLAIMER: This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

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3/3

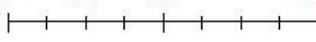
Appendix C - MPG Transect Maps and Survey Forms





 Land Services Northwest
120 State Avenue NE PMB 190
Olympia, WA 98501

MPG Survey
10.26.23

0 30 60 120 Feet


2021 Thurston County Mazama Pocket Gopher Screening Field Form Site Visit Date: 7.26.23

<p>Site Name and Parcel #</p>	<p>Parcel #: <u>12703211802 and 12703211801</u></p> <p>Project #: _____</p> <p>Site/Landowner: <u>Haddock/Littlerock Road</u></p>
<p>How were the data collected? (circle the method for each)</p>	<p>Transect: Trimble <u>Garmin</u> Aerial</p> <p>Mounds Trimble Garmin Aerial</p> <p>Notes: _____</p>
<p>Field Team Personnel: (Indicate all staff present, CIRCLE who filled out form)</p>	<p>Name: Alex Callender</p> <p>Name: <u>Susan Callender</u></p> <p>Name: _____</p>
<p>Others onsite (name/affiliation)</p>	<p>_____</p>
<p>Site visit # (CIRCLE all that apply)</p>	<p><u>1st</u> 2nd Unable to screen</p> <p>Notes: _____</p>
<p>Do onsite conditions preclude the need for further visits?</p>	<p>Yes <u>No</u></p> <p>Dense woody cover that encompasses the entire site (trees/shrubs) that appears to preclude any potential MPG use.</p> <p>Impervious Compacted Graveled Flooded</p> <p>Other _____</p> <p>Notes: _____</p>
<p>Describe visibility for mound detection:</p>	<p>Poor Fair <u>Good</u> Notes: _____</p>
<p>Request mowing? (CIRCLE and DESCRIBE WHERE MOWING IS NEEDED and SHOW ON AERIAL PHOTO</p>	<p>Yes No <u>N/A</u> Notes: _____</p>

Mounds observed over the whole site are characteristic of:	MPG Mounds	Likely MPG Mounds	Indeterminate	Likely Mole Mounds	Mole Mounds
Quantify or describe amount of each type and approx. # of mounds <i>Group = 3 mounds or more</i>	0	0	0	50+	100+
No MPG mounds (circle)					
MPG mounds in GPS? (CIRCLE and DESCRIBE) If MPG mounds present, entered in GPS?	None	All	Most	Some	
	Notes:				
	Yes	No	(N/A)		
Does woody vegetation onsite match aerial photo?	(Yes) No - describe differences and show on parcel map/aerial:				
What portion(s) of the property was screened? (CIRCLE and DESCRIBE)	(All) Part - describe and show on parcel map/aerial:				
Notes -	Describe, and show on parcel map/aerial if applicable:				
Team reviewed and agreed to data recorded on form? (CIRCLE, and EXPLAIN if "No")	(Yes) No Reviewed by initials: <u>AC</u> <u>SC</u> _____				
	Notes:				

2021 Thurston County Mazama Pocket Gopher Screening Field Form Site Visit Date: 10.26.23

<p>Site Name and Parcel #</p>	<p>Parcel #: <u>12703211802 and 12703211801</u></p> <p>Project #: _____</p> <p>Site/Landowner: <u>Haddock/Littlerock Road</u></p>
<p>How were the data collected? (circle the method for each)</p>	<p>Transect: Trimble Garmin Aerial</p> <p>Mounds Trimble Garmin Aerial</p> <p>Notes: _____</p>
<p>Field Team Personnel: (Indicate all staff present, CIRCLE who filled out form)</p>	<p>Name: Alex Callender</p> <p>Name: _____</p> <p>Name: _____</p>
<p>Others onsite (name/affiliation)</p>	<p>_____</p>
<p>Site visit # (CIRCLE all that apply)</p>	<p>1st 2nd Unable to screen</p> <p>Notes: _____</p>
<p>Do onsite conditions preclude the need for further visits?</p>	<p>Yes No</p> <p>Dense woody cover that encompasses the entire site (trees/shrubs) that appears to preclude any potential MPG use.</p> <p>Impervious Compacted Graveled Flooded</p> <p>Other _____</p> <p>Notes: _____</p>
<p>Describe visibility for mound detection:</p>	<p>Poor Fair Good Notes: _____</p>
<p>Request mowing? (CIRCLE and DESCRIBE WHERE MOWING IS NEEDED and SHOW ON AERIAL PHOTO</p>	<p>Yes No N/A Notes: _____</p>

Mounds observed over the whole site are characteristic of:	MPG Mounds	Likely MPG Mounds	Indeterminate	Likely Mole Mounds	Mole Mounds
Quantify or describe amount of each type and approx. # of mounds <i>Group = 3 mounds or more</i>	0	0	0	50+	100+
No MPG mounds (circle)					
MPG mounds in GPS? (CIRCLE and DESCRIBE) If MPG mounds present, entered in GPS?	None	All	Most	Some	
	Notes:				
	Yes	No	(N/A)		
Does woody vegetation onsite match aerial photo?	(Yes) No - describe differences and show on parcel map/aerial:				
What portion(s) of the property was screened? (CIRCLE and DESCRIBE)	(All) Part - describe and show on parcel map/aerial:				
Notes -	Describe, and show on parcel map/aerial if applicable:				
Team reviewed and agreed to data recorded on form? (CIRCLE, and EXPLAIN if "No")	(Yes) No Reviewed by initials: <u>AC</u> _____				
	Notes:				

Appendix D - Prairie Plants

2019 Thurston County Critical Areas Ordinance (CAO) Prairie Screening Data Sheet

Parcel Number: 12703211802 and 12703211801	CAO prairie criteria met?	Yes or <input checked="" type="radio"/> No
Property Owner:	Mima mounds present?	Yes or <input checked="" type="radio"/> No
Surveyor(s): Alex and Susan Callender	Oaks (<i>Quercus garryana</i>) present?	Yes or <input checked="" type="radio"/> No
Date: 7.26.23 and 10.26.23	Mature:	
Composition of Vegetation:	Sapling:	
	Seedling:	

X Target species	Class* (circle)
<i>Apocynum androsaemifolium</i>	1 2 3 4 5 N/A
<i>Balsamorhiza deltoidea</i>	Present / Absent
<i>Bistorta bistortoides</i>	Present / Absent
<i>Brodiaea coronaria</i>	1 2 3 4 5 N/A
<i>Camassia leichtlinii</i>	1 2 3 4 5 N/A
<i>Camassia quamash</i>	Present / Absent
<i>Carex densa</i>	Present / Absent
<i>Carex feta</i>	1 2 3 4 5 N/A
<i>Carex inops</i> ssp. <i>inops</i>	1 2 3 4 5 N/A
<i>Carex tumulicola</i>	1 2 3 4 5 N/A
<i>Carex unilateralis</i>	1 2 3 4 5 N/A
<i>Castilleja hispida</i>	1 2 3 4 5 N/A
<i>Castilleja levisecta</i>	Present / Absent
<i>Danthonia californica</i>	1 2 3 4 5 N/A
<i>Delphinium menziesii</i>	1 2 3 4 5 N/A
<i>Delphinium nuttallii</i>	1 2 3 4 5 N/A
<i>Deschampsia cespitosa</i>	1 2 3 4 5 N/A
<i>Deschampsia danthonioides</i>	1 2 3 4 5 N/A
<i>Dodecatheon hendersonii</i>	1 2 3 4 5 N/A
<i>Downingia yina</i>	1 2 3 4 5 N/A
<i>Erigeron speciosus</i>	1 2 3 4 5 N/A
<i>Eriophyllum lanatum</i>	Cover: ___ m ² N/A
<i>Eryngium petiolatum</i>	Present / Absent
<i>Festuca roemerii</i> (<i>F. idahoensis</i>)	1 2 3 4 5 N/A
<i>Fragaria virginiana</i>	Cover: <u>3</u> m ² N/A
<i>Fritillaria affinis</i>	1 2 3 4 5 N/A
<i>Hieracium scouleri</i>	1 2 3 4 5 N/A
<i>Hosackia pinnata</i> (<i>Lotus pinnatus</i>)	Present / Absent
<i>Koeleria macrantha</i> (<i>K. cristata</i>)	1 2 3 4 5 N/A
<i>Leptosiphon bicolor</i> (<i>Linanthus b.</i>)	1 2 3 4 5 N/A
<i>Lomatium bradshawii</i>	Present / Absent
<i>Lomatium nudicaule</i>	1 2 3 4 5 N/A
<i>Lomatium triternatum</i>	1 2 3 4 5 N/A
<i>Lomatium utriculatum</i>	Present / Absent

<i>Lupinus albicaulis</i>	1 2 3 4 5 N/A
<i>Lupinus lepidus</i> var. <i>lepidus</i>	1 2 3 4 5 N/A
<i>Lupinus polyphyllus</i>	1 2 3 4 5 N/A
<u><i>Micranthes intearifolia</i></u> (<i>Saxifraga i.</i>)	Present / Absent
<i>Micranthes oregana</i> (<i>Saxifraga o.</i>)	1 2 3 4 5 N/A
<i>Microseris laciniata</i>	Present / Absent
<i>Perideridia gairdneri</i>	1 2 3 4 5 N/A
<i>Plagiobothrys figuratus</i>	1 2 3 4 5 N/A
<i>Plectritis congesta</i>	Present / Absent
<i>Polemonium carneum</i>	Present / Absent
<i>Potentilla gracillis</i>	Present / Absent
<i>Ranunculus alismifolius</i>	1 2 3 4 5 N/A
<i>Ranunculus occidentalis</i>	Present / Absent
<i>Ranunculus orthorhynchus</i>	1 2 3 4 5 N/A
<i>Sericocarpus rigidus</i>	Present / Absent
<i>Sidalcea malviflora</i> var. <i>virgata</i>	Present / Absent
<i>Silene scouleri</i>	Present / Absent
<i>Sisyrinchium idahoense</i>	1 2 3 4 5 N/A
<i>Solidago missouriensis</i>	1 2 3 4 5 N/A
<i>Solidago simplex</i> (<i>S. spathulata</i>)	1 2 3 4 5 N/A
<i>Toxicoscordion venenosum</i> var. <i>venenosum</i> (<i>Zigadenus venenosus</i>)	1 2 3 4 5 N/A
<i>Trifolium willdenowii</i> (<i>T. tridentatum</i>)	1 2 3 4 5 N/A
<i>Triteleia grandiflora</i>	1 2 3 4 5 N/A
<i>Triteleia hyacinthina</i>	1 2 3 4 5 N/A
<i>Veratrum californicum</i>	1 2 3 4 5 N/A
<i>Veratrum viride</i>	1 2 3 4 5 N/A
<i>Viola adunca</i>	1 2 3 4 5 N/A
<i>Viola praemorsa</i> var. <i>nuttallii</i>	1 2 3 4 5 N/A

*Species Count Class:
 1 = < 25
 2 = 25 - 49
 3 = 50 - 74
 4 = 75 - 100
 5 = >100

Prairie Plant Manual:
<https://www.thurstoncountywa.gov/planning/planningdocuments/cao-prairie-plant-manual-4.23.2018.pdf>

Non-CAO vegetation

Species or codons (i.e. "HYPRAD" for <i>Hypochaeris radicata</i>)	Notes
1 Hairy cats ear (<i>Hypochaeris radicata</i>)	
2 Narrow leafed plantain (<i>Plantago lanceolata</i> 10)	
3 Wild carrot (<i>Daucus carota</i>)	
4 White Clover (<i>Trifolium repens</i>)	
5 Trailing blackberry (<i>Rubus ursinus</i>)	
6 Creeping buttercup (<i>Ranunculus repens</i>)	
7 Hawkweed (<i>Hieracium</i> spp.)	
8 Scotch broom (<i>Cytisus scoparius</i>)	
9	
10	
11	
12	
13	
14	
15	

Prairie Habitat Criteria: If at any point at least three target species, totaling in general at least 25 plants each are encountered within about 5 meters of each other (WDFW 2015), the area in question meets the criteria to be established as occurrence of prairie. For certain plants such as WNHP rare plants (indicated here in bold), or species which serves as nectar or host plants for both TCB and either SCC or SGCN butterflies (indicated here with underline), presence is enough to meet prairie habitat criteria for such species, even if their count is less than 25 individual plants. CAO wet and dry prairie plant lists can be found in Tables 24.25-7 and 24.25-8, respectively. More info available at: <https://www.thurstoncountywa.gov/planning/Pages/hcp-prairie-review.aspx>
 Mima mounds and oak habitat definitions can be found in TCC 24.03.010



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

February 20, 2024

Tami Merriman
Planner
City of Tumwater

In future correspondence please refer to:
Project Tracking Code: 2023-08-04938
Property: Littlerock Self Storage TUM-23-0650
Re: Archaeology - Concur with Survey; Follow Inadvertent Discovery Plan

Dear Tami Merriman:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above referenced project. In response, we concur with the results and recommendations made in the survey report entitled "Cultural Resource Assessment for Littlerock Self Storage, 6115 Littlerock Rd, Tumwater, Thurston County, WA." Specifically, as no cultural resources were found during the survey, we do not recommend further direct archaeological supervision of the project. However, we do recommend that a standard Inadvertent Discovery Plan is followed during all ground disturbing activities.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving copies of any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to Washington State law. Please note that should the project scope of work and/or location change significantly, please contact DAHP for further review.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is attached to any future communications about this project. Should you have any questions, please feel free to contact me.

Sincerely,

Stephanie Jolivette
Local Governments Archaeologist
(360) 628-2755
Stephanie.Jolivette@dahp.wa.gov

