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:

City of Tumwater Maintenance, Operations & Administration Facility.
City of Tumwater 79th and Trails End Frontage Improvements.
City of Tumwater Trails End Park.

2. Name of applicant:

City of Tumwater, Public Works

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

Liam Taylor, SCJ Alliance (consultant), 108 N Washington St, Suite 300, Spokane, WA 99201, 509-835-3770 ext 417.

4. Date checklist prepared:

February 21, 2024

5. Agency requesting checklist:

City of Tumwater

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

Construction is anticipated for Spring 2024 through Spring 2025.

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

Building A of the Maintenance & Operation Facility could potentially have a future expansion.

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

A draft geotechnical report was prepared by Terracon Consulting Engineers and Scientists for the Public Works facility. A draft critical areas report was prepared by HDR for the roundabout, operations and maintenance facility, and parks site. A tree survey and protection plan was prepared by Sound Urban Forestry (SUF) for the maintenance and operations facility site and the Trails End Park site. A critical areas report and a preliminary stormwater report is being prepared by HDR.

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.

A lot consolidation is required to be completed prior to building permit issuance.

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

Site disturbance/grading permits, building permits, construction stormwater permits, etc., are anticipated (C-SWPPP). A lot consolidation or boundary line adjustment could be required, but would not be determined until final design.

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.)

This SEPA includes three (3) separate projects adjacent to one another. They are described as follows:

1. **Maintenance & Operation Facility.** This project includes two parcels on the west and east sides of Trails End Rd SE. The west parcel includes a seven-building campus consisting of an Administration building (Bldg A) for Public Works staff and visitors and six secure maintenance buildings (Bldgs B-G) with shop facilities, material and equipment storage, vehicle maintenance including enclosed canopies for vehicle storage and secure crew parking. The west parcel also includes a paved public plaza, paved parking for forty-five (45) vehicles and landscaping throughout. The east parcel includes paved parking for forty-six (46) cars and reserves space for fifty-two (52) future parking stalls with the remainder of the parcel set aside for future park space for City of Tumwater. The site map can be found in the 100% Schematic Design (SD) drawings provided with this checklist.
2. **Frontage Improvements & Roundabout.** Improvements include, but are not limited to, the widening of the north side of 79th Ave SE and the east side of Trails End Dr SE, along with landscaping buffers and sidewalks. Some crosswalks will be added for pedestrian connections to Shadybrook Ln SE, Belmonte Dr SE, and Arab Dr SE. Entrances to the other facilities included in this checklist will be added, as well as a roundabout that will be situated at the intersection of 79th Ave SE & Old Hwy 99 SE.
3. **Public Park.** North of the proposed parking lot east of Trails End Rd SE will be an approximately 7-to-8-acre public park with amenities such as but not limited to landscaping buffers, a “pump track”, play areas, fitness stations, art displays, restrooms, basketball/sports courts, ADA pickleball court, picnic tables/areas, large open space lawns, an overlook area to the northeast, and pedestrian trails.

Trees and vegetation will be preserved whenever possible, particularly in the northeast half of the subject parcel, where the site slopes downwards to the northeast.

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.

Thurston County Parcel Numbers 12712320300 & 12712320400, Tumwater, WA 98501. The adjacent frontage improvements will be along the streets of and the roundabout will be located in the intersection of 79th Ave SE & Old Hwy 99 SE.

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

West of Trails End Dr SE, flat, mostly grass field, two existing buildings (to be demolished), trees, and a sidewalk along Trails End Dr SE.
East of Trails End Dr SE, the southwest half is flat, previously disturbed land with some leftover asphalt parking areas and fencing, an existing building (to be demolished), several trees, and the northeast half of the site slopes downwards to the northeast and is heavily vegetated with several large trees.
79th Ave is a two-lane two-way roadway with sidewalks on the south side adjacent where adjacent to the maintenance and operations facility site and the parks site. There are sidewalks on the north side of where 79th Ave and Old Hwy 95 SE intersect.

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

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

The steepest slope is approximately 50% grade, which is located to the northeast of the proposed park. The hill slopes downwards towards the wetlands. The rest of the project areas are flat.

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.

Utilizing the United State Department of Agriculture (USDA) Natural Resources Conservation Service's "Web Soil Survey," soils within the project sites were classified as Indianola Loamy Sand, Mukilteo Muck (drained), and Nisqually Loamy Fine Sand.

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

There are no surface indications of unstable soils. A draft geotechnical report was prepared and will provide additional information during final design.

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.

Grading will be needed to prepare building and parking areas, as well as for frontage improvements, landscaping, and the improvements to the public park. The approximate grading quantities are as follows:
Maintenance & Operations Facility: 2,200 CY of cut, 5,800 CY of fill.
Frontage Improvements/Roundabout: 1,200 CY of cut, 1,800 CY of fill.
Public Park: The amount of grading required for the park project is unknown at this time; however, the cut and fill quantities are expected to balance out on-site.

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

Erosion could occur due to construction activities, but temporary best management practices (BMPs) will be in place during and after completion of the project. No erosion is anticipated after completion of the project.

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

Maintenance & Operation Facility: approximately 75%.
Frontage Improvements/Roundabout: approximately 80-100%
Public Park: approximately 5-30%

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

The use of construction BMPs will reduce the risk of erosion during construction and will include the adherence to a Temporary Erosion and Sediment Control (TESC) plan and the City of Tumwater 2022 Drainage Design and Erosion Control Manual.

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 consistent with construction activities such as from trucks, heavy equipment, and dust are expected during construction. Once complete, the operation of the project would not produce any emissions.

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

There are no off-site sources of emissions or odors that would affect the project.

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

Proposed measures anticipated during construction include the use of dust control to prevent fugitive dust and avoiding unnecessary idling of construction equipment 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.**

In their draft critical areas report, HDR identified and delineated one wetland within all 3 study areas, specifically within the proposed Trails End Park area. The wetland is approximately 2.2-acres in size, has an HGM Classification of "Depressional", a Cowardin Classification of "PFO", and a Washington State Department of Ecology wetland rating of "II". Per Tumwater municipal code Table 16.28.170(2), there is a 110-foot wetland buffer. The report concluded that there are no wetland or wetland buffer impacts, and no project impacts occur in the vicinity of the wetland. No mitigation is required.

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.**

Some of the proposed park amenities such as the open space and trails and a bioretention facility will be within 200 feet of the on-site wetland. Site grading/disturbance could take place within 200 feet of the wetland but will not disturb the wetland.

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 amount of fill and dredge material will be placed in or removed from surface water or wetlands.

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

The 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.**

Per FEMA's National Flood Hazard Layer Viewer, the project does not lie 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 waste materials would be discharged to surface waters as part of the project.

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 for drinking water or other purposes.

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 will be discharged into the groundwater from septic tanks or other sources.

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.

Runoff from the project will include stormwater from the roofs of buildings, parking facilities, and other impervious surfaces.

For the Public Works Facility, existing stormwater facilities on the west parcel include one existing swale and culvert system, 175 feet in length, located at the northeast boundary of the project site. A second swale and culvert system, 150 feet in length, is located 20 feet west and parallel to the west boundary of the existing barn on the project site. Proposed stormwater facilities on the west parcel will include a bioretention facility located at the southwest corner of the project site and a below ground infiltration facility centralized on-site to manage the rest of the project site's stormwater runoff. The preliminary parameters of the proposed bioretention facility are a bottom surface area of approximately 5,000 square feet, 3:1 side slopes and a depth of 1 foot. The preliminary dimensions of the below ground infiltration facility are 60 feet wide by 150 feet long by 3 feet deep.

For the frontage improvements, new conveyance infrastructure will be installed on the east side of Trails End Road. Runoff collected in these structures will combine with stormwater flow from the northern half of the proposed Public Works Facility. Stormwater runoff will be conveyed to a proposed pre-settling basin and infiltration basin in the northwest corner of parcel 12712320300 to satisfy basic treatment requirements and achieve 100 percent infiltration.

For the roundabout, stormwater will flow from the northeast corner of the roundabout and will be conveyed to existing water quality and flow control facilities on the parcel owned by Kaufman Real Estate. East of the intersection, new catch basins and conveyance piping on 79th Avenue SE will convey stormwater flows to a separate Contech CDS Stormwater Treatment System and infiltration gallery to satisfy basic treatment requirements and achieve 100 percent infiltration.

For the park, preliminary plans call for a bioretention facility in the north section of the park (avoiding the overlook and wetland areas to the northeast) and another bioretention facility in the southeast section of the park.

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

Petroleum products will be used on the project site during construction; however, a Spill Prevention, Control and Countermeasures Plan (SPCC) will be developed, and BMPs will be implemented for spill prevention and control during construction.

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

The project will not altern any drainage patterns in the vicinity.

d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage

pattern impacts, if any.

Stormwater runoff during construction will be managed through implementation of BMPs consistent with construction stormwater permit requirements and plans, and may include the following:

- Construction activities will be conducted in compliance with Ecology's construction stormwater NPDES permit requirements, the Surface Water Quality Standards for Washington (WAC 173-201A), or other conditions as specified in the Water Quality Certificate (WQC) if required.
- Project construction will be completed subject to a water quality certification and in compliance with Washington State Water Quality Standards (WAC 173-201A), including limits on turbidity if required.
- Petroleum products, fresh cement, lime, concrete, chemicals, or other toxic or deleterious materials will not be allowed onto land where there is a potential for reentry into surface waters.
- Fuel hoses, oil drums, oil or fuel transfer valves, fittings, etc., will be checked regularly for leaks, and materials will be maintained and stored properly to prevent spills.
- The contractor will prepare a Spill Prevention Control and Countermeasure (SPCC) plan and use it during all in-water demolition and construction operations. A copy of the plan will be maintained at the work site.
- The SPCC plan will outline BMPs, responsive actions in the event of a spill or release, and notification and reporting procedures. The plan will also outline management elements, such as personnel responsibilities, Project Site security, site inspections, and training.
- The SPCC plan will outline the measures to prevent the release or spread of hazardous materials found on site and encountered during construction but not identified in contract documents, including any hazardous materials that are stored, used, or generated on the construction site during construction activities. These items include, but are not limited to, gasoline, diesel fuel, oils, and chemicals.
- Applicable spill response equipment and material will be designated in the SPCC plan.
- The stormwater treatment and disposal system will be designed in accordance with the City's Construction Standards and the 2019 Stormwater Management Manual for Western Washington.

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**
It's possible that some wet soil plants and/or water plants may be present in the nearby waterbodies and wetlands. Specific species have not been identified.

b. What kind and amount of vegetation will be removed or altered?
Some existing trees and vegetation will be removed for the buildings and parking areas, streets, open space, and amenities.

c. List threatened and endangered species known to be on or near the site.
None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
See SD plan set, sheet 19 – 24 for landscape plans. Proposed landscaping for the public works facility will include perimeter buffers with various trees and shrubs. The park will include large open space lawns, an overlook area to the northeast, walking trails, and landscape buffers along the streets and by the adjacent houses to the northwest. Trees and vegetation will be preserved whenever possible. The wetlands will be preserved as is. The tree survey and protection plans prepared by SUF recommended temporary tree fencing around several trees on both the maintenance and operation facility site and the park site. On the operation and maintenance facility site all trees will be removed except for the 10 birch street trees, and on the park site, all trees except those along the Trails End Drive and 79th Ave frontages will be retained.

e. List all noxious weeds and invasive species known to be on or near the site.
The Preferred Master Plan for Trails End Park calls for "Kettle Invasive Species Removal". However, it is unknown if said invasive species are 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:**
- **Mammals: deer, bear, elk, beaver, other:** Olympia Pocket Gopher, Big Brown Bat, Mouse-eared Bat, Townsend's Big-eared Bat
- **Fish: bass, salmon, trout, herring, shellfish, other:**

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

Information regarding listed species was obtained from the U.S. Fish and Wildlife Service

(USEWS) Information Planning and Consultation (IPaC), and the USFWS database Priority Habitats and Species (PHS) on the Web. The following ESA-listed species have the potential to occur in the vicinity of the Project Site:

- Olympia Pocket Gopher
- Marbled Murrelet
- Streaked Horned Lark
- Yellow-billed Cuckoo
- Northwestern Pond Turtle
- Oregon Spotted Frog
- Bull Trout
- Monarch Butterfly
- Taylor's Checkerspot
- Bald Eagle

A gopher mitigation plan will be prepared.

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

The entire State of Washington is located in the Pacific Flyway, which extends from Mexico northward into Canada and the state of Alaska. Non-ESA listed migratory birds that are likely to be found in the area include but are not limited to: eagles, osprey, swifts, gulls, and hummingbirds.

d. Proposed measures to preserve or enhance wildlife, if any.
The project has been designed to minimize vegetation and habitat loss wherever possible.

e. List any invasive animal species known to be on or near the site.
No invasive animal species are known to be on 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.

The project will use electric and potentially natural gas energy to meet the completed project's needs for heating and general operations of the future maintenance & operations building. Electricity is used for lighting along the frontage roads and within the park.

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

The project would not interfere with the 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 maintenance & operations facility will utilize bioretention for stormwater and will comply with 2021 Washington State Energy Code. The operations and maintenance facility will have an oil/water separator.

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.

During the site disturbance and construction activities at the site, the contractor will adhere to the City's applicable noise, dust, vibration, and hazardous waste standards. The project is not anticipated to have impacts from spills, noise, or vibration associated with construction or the completed project. The maintenance & operations facility will include fueling stations for city vehicles.

1. **Describe any known or possible contamination at the site from present or past uses.**
   There are no known sources of contamination on the site.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**
   There are no known conditions that would affect the project development or design.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**
   The maintenance & operations facility will include fueling stations for city vehicles. Construction equipment will use petroleum-based fuels and petroleum- or vegetable- based lubricants. The contractor will prepare and implement an SPCC plan to avoid, minimize, and, if necessary, respond to fuel and lubricant releases during construction.

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

Fire suppression equipment (sprinklers) will be installed in the new buildings to comply with local and Washington State requirements for fire suppression systems. No special emergency services would be required for the project.

5. **Proposed measures to reduce or control environmental health hazards, if any.**
   No environmental health hazard impacts are anticipated, so no measures are necessary.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example:**

traffic, equipment, operation, other)?

The site is approximately half a mile from the Olympia Regional Airport. The site is outside of the Port of Olympia/Olympia Regional Airport Master Plan's Future Noise Contours (2030) map. There are no other sources of noise in the area that would 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)?

Noise would be generated during construction from the use of equipment such as:

- Bulldozers
- Front-End Loaders
- Cranes
- Excavators
- Road Graders
- Dump Trucks
- Semi-Trucks
- Concrete trucks
- Skid Steer

Temporary construction noise is exempt from the maximum permissible environmental sound levels (WAC 173-60-050(3)(a)). The land uses immediately adjacent to the site are mostly vacant and would not be affected by the noise from construction or post-construction activities.

Operational noise from the completed projects would be consistent with existing noise levels in the area.

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

Noise minimization methods such as prohibiting pure-tone backup alarms, restricting diesel-powered equipment locations, using continuous loading methods, and installing temporary noise barriers may be used to limit the effect of construction noise on neighboring properties.

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 as a whole (all 3 project areas) is currently vacant except for two wood-framed barn-type structures, one on parcel 12712320400 and one on parcel 12712320300 (east of Trails End Rd), and a small wood-framed observation tower on parcel 12712320400. All structures will be demolished as part of the project. There is a wetland on the northeast portion of parcel

12712320300 per HDRs draft critical areas report. Residential subdivisions surround the site to the north, east, and south. There are commercial/industrial uses to the west, including the Olympia Regional Airport.

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 project site has not been used as working farmlands or forest lands.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**
   There are no work farm or forest lands in the project vicinity, so no impacts are anticipated.

c. Describe any structures on the site.

There are two existing two wood-framed barn-type structures, one on parcel 12712320400 and one on parcel 12712320300 (east of Trails End Rd), totaling approximately 32,000 square feet, and a small wood-framed observation tower on parcel 12712320400. All structures will be demolished as part of the project.

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

All three (3) structures will be demolished.

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

The Public Works Facility and Park sites are zoned General Commercial. Zoning is non-applicable to roads and public rights-of-way.

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

The Public Works Facility and Park sites are designated as General Commercial. Comprehensive plans designation is non-applicable to roads and public rights-of-way.

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

The project site is not within the shoreline jurisdiction.

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

All three sites are within a "Cara Category Code 1" critical aquifer recharge area per Thurston County Permitting Map and Thurston County Code Chapter 24.10.010 and the Aquifer Protection Overlay Zone, and there is one wetland on-site (previously described). Steep slopes were identified in the northeast extent of parcel 12712320300 (per 2016 Tumwater Geological Hazardous Areas Map).

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

Approximately 50 people will work at the completed project (Public Works Facility).

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

No people would be displaced as a result of the project.

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

No displacements would occur, thus no mitigation is necessary.

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

The project is consistent with existing land uses and the current City of Tumwater comprehensive plan and zoning requirements.

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

None.

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 is included in the project.

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

No housing would be eliminated as part of the project.

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

No impact to housing would occur, thus no mitigation is necessary.

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?

Buildings B, C, and D at the Maintenance and Operations Facility will have a maximum height of 27-feet, which are the tallest buildings proposed. Principal exterior materials include fiber cement and sheet metal. See sheet C3.00 of the site improvement plan.

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

The proposed project will not obstruct any views.

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

No aesthetic impacts would occur, thus no mitigation is necessary.

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?

The maintenance & operation facility will have 20-foot-high light poles with single head LED fixtures. The park will have pedestrian scaled lighting for the play areas, sports courts, and walking trails. All lighting will be directed downward to avoid glare impacts off-site.

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

Lights will be generally aimed downward and back towards the site if close to property line, thus reducing spillage. The project will incorporate lighting design and associated directional lighting to minimize glare and light spillage to the extent practicable while still providing the necessary lighting levels for workers' safety. Lighting will primarily be LED, used for parking, driveway access, sidewalks, general building illumination/signage, illuminating the park, and possibly low-level landscape lighting. Lighting will not interfere with existing views.

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

There are no off-site light sources that would affect the project.

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

The project will incorporate lighting design and associated directional lighting as well as architectural design to minimize glare and light spillage to the extent practicable.

12. Recreation Find help answering recreation questions

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

Bridlewood Park is approximately 1,000 feet to the south of the park/Public Works Facility.

The proposed public park will have amenities including but not limited to landscaping buffers, a "pump track", play areas, fitness stations, art displays, restrooms, basketball/sports courts, ADA pickleball court, picnic tables/areas, large open space lawns, an overlook area to the northeast, and pedestrian trails.

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

The project will not displace any 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.
The project is not anticipated to impact existing recreation facilities, thus no measures are necessary.

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.

There are two resources listed on the City of Tumwater Historical Register within one-mile of the site: the Jack Davis Garry Oak Tree and the Olympia Airport Hangar & Terminal. The National Register of Historic Places (NRHP) was also utilized, and no historic places were listed.

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

There is no known evidence of Indian or historic use or occupation at the project site; however, the Washington State Department of Archeology and Historic Preservation (DAHP) WISAARD predictive model indicates a cultural resource survey is highly advised for the site and surrounding area.

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.

Online searches using the City of Tumwater Historical Register were used to locate possible landmarks and cemeteries on or near the site. The DAHP WISAARD predictive model, NRHP, and NEPAssit were also utilized.

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.

There are no current measures proposed to avoid, minimize, or compensate for loss, changes to, and disturbance to resources, as there are currently none identified. If required, a cultural resource survey will be conducted during final design. The project will implement an Inadvertent Discovery Plan to provide procedures in the event cultural resources are found during construction.

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.

Trails End Dr Rd is situated between the proposed park and Public Works Facility. 79th Ave SE is situated to the south of the proposed park and Public Works Facility. The roundabout will be situated in the intersection of 79th Ave SE and Old Hwy 99 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?

The site is not served by public transit. The closest bus stop is approximately 1.25 – 1.50 miles away at Cleanwater Dr SW & Tumwater Blvd SW.

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).

A portion of this project is dedicated to street/frontage improvements to 79th Ave SE & Trails End Rd SE, including the installation of a roundabout in the intersection of 79th Ave SE & Old Hwy 99 SE.

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

The site is approximately half a mile to the east of the Olympia Regional Airport.

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 frontage improvements are not expected to increase vehicle trips to the site.

Public Works Facility: A Traffic Scoping Analysis was prepared for the public works facility in November of 2023, and it was determined that no analysis was needed. The vehicle trip generation was estimated using the trip generation rates contained in the 11th edition of the Trip Generation Manual by the Institute of Transportation Engineers (ITE). The traffic rates were calculated as follows:

Daily Trips, 339. AM Peak Hour Trips, 44. PM Peak Hour Trips, 29.

Public Park: Vehicle trip generation was estimated using the trip generation rates contained in the 11th edition of the Trip Generation Manual by the Institute of Transportation Engineers (ITE). Primary traffic involves the entering and exiting of mid-sized passenger vehicles. The trip calculations for the project are as follows:

Daily Trips, 6. AM Peak Hour Trips, 0. PM Peak Hour Trips, 1.

Total: Daily Trips, 345. AM Peak Hour Trips, 44. PM Peak Hour Trips, 30.

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.

The project will not interfere with, affect, or be affected by the movement of agricultural or forest products.

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

There would be a temporary increase in vehicle and truck traffic during construction of the project. The contractor will be required to provide a construction traffic management plan prior to the start of construction. Part of the frontage improvements will include the construction of a roundabout on the intersection of 79th Ave SE and Old Hwy 99 SE.

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 slight influx of citizens utilizing the proposed facility and park could result in a slight increase in the need for public services (i.e. fire, police, ambulance, etc.).

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

No impacts to public services are anticipated, thus no measures are necessary.

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:

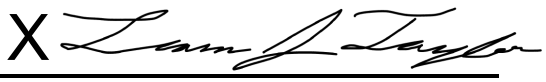
b. Describe the utilities that are proposed for the project, the utility providing the

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

City of Tumwater: water, sewer. Puget Sound Energy (PSE): electricity, natural gas. LeMay/Pacific Disposal: refuse service. Private companies (Xfinity, Lumen, etc.): telephone/internet.

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: Liam Taylor

Position and agency/organization: SCJ Alliance, Planner

Date submitted: 2/21/2024

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.**