



## MITIGATED DETERMINATION OF NON-SIGNIFICANCE

### Yorkshire Apartments

Permit No. TUM-22-0027

Description of Proposal: Construction of 1,150 apartments, including 9,000 sq. ft. of commercial space and mini-storage units, in a phased binding site plan development, with associated open space, parking, landscaping and infrastructure.

Applicant: Grandviews Yorkshire, LLC, 129 N Olympic Ave., Arlington, WA 98223.

Representative: LTD Partnership, 1411 Slate Ave NE, Suite 200, Olympia, WA 98506

Location: 21.73 acre parcel located between Israel Road and Tumwater Boulevards, Tumwater, WA 98512 in Section 04, T17N, 2W. Parcel # 12704440103, 12704431300, and 12704440100.

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 City has recently developed a SEPA improvement project for the Tumwater Boulevard/I-5

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Tumwater City Hall  
555 Israel Road SW  
Tumwater WA 98501

[www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

interchange that include intersection improvements at the northbound I-5 ramp intersection, with a peak hour per trip impact fee of \$4,219 for each trip entering the interchange area. The project is projected to add 228 trips to the interchange in two phases.

2. The traffic impact analysis provides a phasing analysis that shows phase I access from Israel Road, with a second emergency access. At Phase II, complete buildout of Tyee Drive shall be extended from between Israel Road and Tumwater Boulevard, including a roundabout at the intersection of Tyee Drive and Tumwater Boulevard.

Mitigation Measures:

1. Prior to issuance of any 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 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.*

Phase I generates 45 trips. Phase II generates the remaining 183 trips.

2. Prior to issuance of any Certificate of Occupancy for Phase I, a right-in/right-out access shall be provided on Israel Road, with a second emergency right-in/right-out access to Tumwater Boulevard.
3. Prior to issuance of any Certificate of Occupancy for any Phase II, III, or IV buildings, Tyee Drive must be constructed between Israel Road and Tumwater Boulevard, as well as a roundabout at the intersection of Tyee Drive and Tumwater Boulevard. These improvements shall be constructed and accepted by the City.

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 November 2, 2023, by 5:00 p.m.

Date: October 19, 2023

Responsible Official:

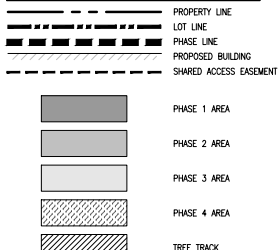


Michael Matlock, AICP  
Community Development Director

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

Appeals of this MDNS must be made to the City of Tumwater Community Development Department, no later than November 8, 2023, by 5:00 p.m. All appeals shall be in writing, be signed by the appellant, be accompanied by a filing fee of \$175, and set forth the specific basis for such appeal, error alleged and relief requested.

**LEGEND**



**CONSTRUCTION NOTES**

1. RIGHT OF WAY
2. ACCESSIBLE PATH
3. ACCESSIBLE PARKING
4. TRASH CURVE LOADING

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C1	90.50'	900.00'	192°23'3"
C2	139.77'	298.50'	65°07'00"
C3	305.30'	305.50'	45°42'7"

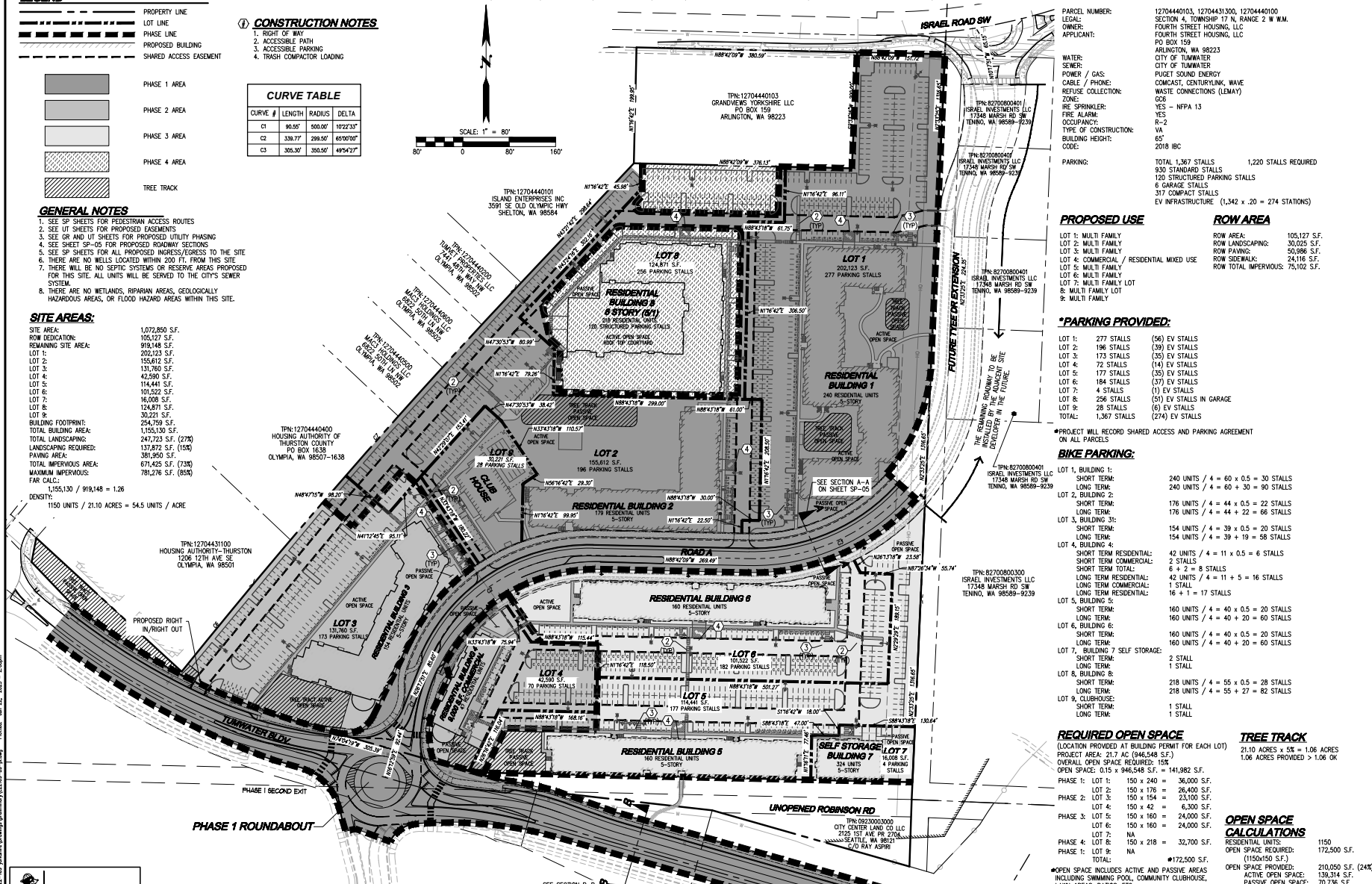
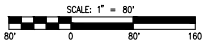
**GENERAL NOTES**

1. SEE SP SHEETS FOR PEDESTRIAN ACCESS ROUTES
2. SEE UT SHEETS FOR PROPOSED EASEMENTS
3. SEE GR AND UT SHEETS FOR PROPOSED UTILITY PHASING
4. SEE SHEET SP-05 FOR PROPOSED ROADWAY SECTIONS
5. SEE SP SHEETS FOR ALL PROPOSED INGRESS/EGRESS TO THE SITE
6. THERE ARE NO WELLS LOCATED WITHIN 200 FT. FROM THIS SITE
7. THERE WILL BE NO SEPTIC SYSTEMS OR RESERVE AREAS PROPOSED FOR THIS SITE. ALL UNITS WILL BE SERVED TO THE CITY'S SEWER SYSTEM
8. THERE ARE NO METALDS, RIPARIAN AREAS, GEOLOGICALLY HAZARDOUS AREAS, OR FLOOD HAZARD AREAS WITHIN THIS SITE.

**SITE AREAS:**

SITE AREA: 1,072,850 S.F.  
 ROW DEDICATION: 105,127 S.F.  
 REMAINING SITE AREA: 918,148 S.F.  
 LOT 1: 202,213 S.F.  
 LOT 2: 155,612 S.F.  
 LOT 3: 131,760 S.F.  
 LOT 4: 42,560 S.F.  
 LOT 5: 114,441 S.F.  
 LOT 6: 10,520 S.F.  
 LOT 7: 16,000 S.F.  
 LOT 8: 124,871 S.F.  
 LOT 9: 30,221 S.F.  
 BUILDING FOOTPRINT: 224,759 S.F.  
 TOTAL BUILDING AREA: 1,155,130 S.F.  
 TOTAL LANDSCAPING: 247,723 S.F. (22%)  
 LANDSCAPING REQUIRED: 137,872 S.F. (15%)  
 PAVING AREA: 381,950 S.F.  
 TOTAL IMPERVIOUS AREA: 671,425 S.F. (73%)  
 MAXIMUM IMPERVIOUS: 781,276 S.F. (85%)  
 FAR CALC.: 1,155,130 / 919,148 = 1.26  
 DENSITY: 1150 UNITS / 2110 ACRES = 54.5 UNITS / ACRE

**A PORTION OF SEC 04, TWN 17, RGE 2W, 14 S2 SE, W.M., CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON**



**SITE INFORMATION**

PARCEL NUMBER: 12704440103, 1270443100, 12704440100  
 LEGAL: SECTION 4, TOWNSHIP 17 N, RANGE 2 W W.M.  
 OWNER: FOURTH STREET HOUSING, LLC  
 APPLICANT: FOURTH STREET HOUSING, LLC  
 PO BOX 159  
 ARLINGTON, WA 98223  
 CITY OF TUMWATER  
 CITY OF TUMWATER  
 WATER: PUGET SOUND ENERGY  
 SEWER: COMCAST, CENTURUM, WAVE  
 POWER / GAS: WASTE CONNECTIONS (LEMAY)  
 CABLE / PHONE: YES - NFPA 13  
 REFUSE COLLECTION: YES  
 ZONE: R-2  
 FIRE SPRINKLER: YES  
 FIRE ALARM: YES  
 OCCUPANCY: VA  
 TYPE OF CONSTRUCTION: 65'  
 BUILDING HEIGHT: 2018 IBC  
 CODE:  
 PARKING: TOTAL 1,367 STALLS 1,220 STALLS REQUIRED  
 930 STANDARD STALLS  
 120 STRUCTURED PARKING STALLS  
 6 GARAGE STALLS  
 317 COMPACT STALLS  
 EV INFRASTRUCTURE (1,342 x 20 = 274 STATIONS)

**PROPOSED USE**

LOT 1: MULTI FAMILY  
 LOT 2: MULTI FAMILY  
 LOT 3: MULTI FAMILY  
 LOT 4: COMMERCIAL / RESIDENTIAL MIXED USE  
 LOT 5: MULTI FAMILY  
 LOT 6: MULTI FAMILY  
 LOT 7: MULTI FAMILY  
 LOT 8: MULTI FAMILY  
 LOT 9: MULTI FAMILY

**\*PARKING PROVIDED:**

LOT 1: 277 STALLS	(56) EV STALLS
LOT 2: 196 STALLS	(39) EV STALLS
LOT 3: 173 STALLS	(35) EV STALLS
LOT 4: 72 STALLS	(14) EV STALLS
LOT 5: 177 STALLS	(35) EV STALLS
LOT 6: 184 STALLS	(37) EV STALLS
LOT 7: 4 STALLS	(1) EV STALLS
LOT 8: 288 STALLS	(50) EV STALLS IN GARAGE
LOT 9: 28 STALLS	(6) EV STALLS
<b>TOTAL: 1,367 STALLS</b>	<b>(274) EV STALLS</b>

\*PROJECT WILL RECORD SHARED ACCESS AND PARKING AGREEMENT ON ALL PARCELS

**BIKE PARKING:**

LOT 1, BUILDING 1:	SHORT TERM: 240 UNITS / 4 = 60 x 0.5 = 30 STALLS
	LONG TERM: 240 UNITS / 4 = 60 x 30 = 90 STALLS
LOT 2, BUILDING 2:	SHORT TERM: 176 UNITS / 4 = 44 x 0.5 = 22 STALLS
	LONG TERM: 176 UNITS / 4 = 44 x 22 = 66 STALLS
LOT 3, BUILDING 3:	SHORT TERM: 154 UNITS / 4 = 39 x 0.5 = 20 STALLS
	LONG TERM: 154 UNITS / 4 = 39 + 19 = 58 STALLS
LOT 4, BUILDING 4:	SHORT TERM RESIDENTIAL: 42 UNITS / 4 = 11 x 0.5 = 6 STALLS
	SHORT TERM COMMERCIAL: 2 STALLS
	SHORT TERM TOTAL: 6 + 2 = 8 STALLS
	LONG TERM RESIDENTIAL: 42 UNITS / 4 = 11 + 5 = 16 STALLS
	LONG TERM COMMERCIAL: 1 STALL
	LONG TERM RESIDENTIAL: 16 + 1 = 17 STALLS
LOT 5, BUILDING 5:	SHORT TERM: 160 UNITS / 4 = 40 x 0.5 = 20 STALLS
	LONG TERM: 160 UNITS / 4 = 40 + 20 = 60 STALLS
LOT 6, BUILDING 6:	SHORT TERM: 160 UNITS / 4 = 40 x 0.5 = 20 STALLS
	LONG TERM: 160 UNITS / 4 = 40 + 20 = 60 STALLS
LOT 7, BUILDING 7:	SELF STORAGE: 2 STALL
	LONG TERM: 1 STALL
LOT 8, BUILDING 8:	SHORT TERM: 218 UNITS / 4 = 55 x 0.5 = 28 STALLS
	LONG TERM: 218 UNITS / 4 = 55 + 27 = 82 STALLS
LOT 9, CLUBHOUSE:	1 STALL
	LONG TERM: 1 STALL

**REQUIRED OPEN SPACE**

(LOCATION PROVIDED AT BUILDING PERMIT FOR EACH LOT)  
 PROJECT AREA: 217 AC (946,548 S.F.)  
 OVERALL OPEN SPACE REQUIRED: 15%  
 OPEN SPACE: 0.15 x 946,548 S.F. = 141,982 S.F.  
 PHASE 1: LOT 1: 150 x 240 = 36,000 S.F.  
 LOT 2: 150 x 176 = 26,400 S.F.  
 PHASE 2: LOT 3: 150 x 154 = 23,100 S.F.  
 LOT 4: 150 x 42 = 6,300 S.F.  
 LOT 5: 150 x 160 = 24,000 S.F.  
 PHASE 3: LOT 6: 150 x 160 = 24,000 S.F.  
 LOT 7: NA  
 LOT 8: 150 x 218 = 32,700 S.F.  
 PHASE 1: LOT 9: NA  
 TOTAL: #172,500 S.F.

**TREE TRACK**

21.10 ACRES x 5% = 1.06 ACRES  
 1.06 ACRES PROVIDED > 1.06 AC

**OPEN SPACE CALCULATIONS**

RESIDENTIAL UNITS: 1150  
 OPEN SPACE REQUIRED: 17,500 S.F.  
 (1150x150 S.F.)  
 OPEN SPACE PROVIDED: 210,500 S.F. (24%)  
 ACTIVE OPEN SPACE: 139,314 S.F.  
 PASSIVE OPEN SPACE: 70,336 S.F.

**Call 2 Business Days Before You Dig**  
**811 or 1-800-424-5555**  
 Utilize Underground Location Center

**UTILITY NOTE**  
 THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

**DISCLAIMER**  
 TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY MIDCOAST, LLC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

SEE SHEET SP-01 FOR PHASE LIMITS

SEE SHEETS SP-02 THROUGH SHEETS SP-04 FOR ENLARGED VIEWS

**REVISIONS**

NO.	DATE	DESCRIPTION

**GLENN WELLS YORKSHIRE**  
 PRELIMINARY BINDING SITE PLAN

**LDC |** Surveying Engineering Planning  
 Woodinville, WA  
 Olympia, WA 98506  
 1411 Sycamore Ave., Suite 200  
 Olympia, WA 98506  
 Phone: 360.896.1900  
 Email: info@ldc.com  
 Website: www.ldc.com

**JOB NUMBER:** 221169  
**DRAWING NAME:** 0218-BSP-01  
**DESIGNER:** B. WEDDEN  
**DRAFTING BY:** A. WHITE  
**DATE:** JUNE, 2023  
**SCALE:** 1" = 80'  
**SUBMISSION:** TUMWATER, WA

**BSP-01**

SHEET 2 OF 15



**CITY OF TUMWATER**  
555 ISRAEL RD. SW, TUMWATER, WA 98501

Email: [cdd@ci.tumwater.wa.us](mailto:cdd@ci.tumwater.wa.us)  
(360) 754-4180

TUM-____-____
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**  
**UPDATED 2015**

***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants:*** [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead

agency may exclude (for non-projects) questions in Part B - Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

**A. Background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
**Yorkshire Apartments**

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2. Name of applicant: [\[help\]](#)  
**Grandview's Yorkshire, LLC**

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3. Address and phone number of applicant and contact person: [\[help\]](#)  
**129 N Olympic Ave**  
**Arlington, WA 98223**

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4. Date checklist prepared: [\[help\]](#) **August, 2022**

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5. Agency requesting checklist: [\[help\]](#)  
**City of Tumwater**

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6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
We intend to break ground immediately upon issuance of permits. There are five phases proposed at this time and the specifics of each phase are shown on the site plan.

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7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
**The project will be constructed in ~~five~~ phases with no proposed plans for future additions, expansion, or further activity related or connected to this proposal.**

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8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)  
**Gopher Review, SEPA Checklist, Forester's Report, Traffic Impact Analysis, and Geotechnical Report**

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9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)  
There are currently no applications for governmental approval that would directly impact the property of this proposal.

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**EVALUATION FOR  
AGENCY USE ONLY**

**4 phases with binding  
site plan.**

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

Site plan approval, SEPA determination, civil construction permit issuance, NPDES permit issuance.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The Yorkshire project is a proposed mixed-use development comprised of 1,150 multi-family dwelling units, 324 self-storage units, and 9,000 square feet of commercial space. The subject site is situated on 25.52 acres of undeveloped land in the City of Tumwater.

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

Thurston County Parcels

12704431300

12704440100

12704440103

**B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

1. **Earth**

- a. General description of the site [\[help\]](#)

Flat    Rolling    Hilly    Steep Slopes    Mountainous

Other: \_\_\_\_\_

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

[\[help\]](#)   Approximately 5%

**EVALUATION FOR  
AGENCY USE ONLY**

Transportation  
Concurrency, Binding  
Site Plan, Conditional  
Use Permit, building  
permits.

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

Geology of the site location and vicinity consists of Pleistocene Latest Vashon State recessional sand

and minor silt (Qgos). See Geotechnical Report for more information on site conditions.

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

**There are no 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. [\[help\]](#)

+/-45,000 CY of strippings, +/-50,000 CY of excavation, and +/-150,000 CY of fill.

**Fill materials will be sourced from an approved location**

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

Due to the flat nature of the site, erosion during clearing and grading and construction is not likely. Onsite

temporary erosion control measures will be taken to mitigate the potential threat of any erosion during storm events.

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

**+/-71% will be covered with impervious surfaces**

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

Best Management Practices (BMPs) will be used to control erosion. Measures may include diverting surface water away from the stripped or disturbed areas.

Silt fences and construction entrances will be erected to prevent muddy water from leaving the site. Disturbed areas will be planted as soon as practical and vegetation maintained until established.

## 2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed?

During construction, the primary emissions to the air will be exhaust, odor and dust

After construction, the primary source of emissions to the air would be generated from





If any, generally describe and give approximate quantities if known. [\[help\]](#)

**Not known at this time.**

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

**As it is currently known, there are no off-site sources of emissions or odors that may impact this proposal.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Should construction activities be taken during the dry season, periodic watering, if deemed necessary, could be used to control dust.

Automobile emissions should be negligible because of the standards requested by the State of Washington Department of Licensing.

### 3. **Water**

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

**No, there are no surface water bodies on or in the immediate vicinity of 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. [\[help\]](#)

**There will be no work over, in, or adjacent to surface waters.**

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

**No fill and dredge material will be placed in or removed from surface waters or wetlands.**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and

**EVALUATION FOR  
AGENCY USE ONLY**



approximate quantities if known. [\[help\]](#)

No, this 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. [\[help\]](#)

No, the proposal 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. [\[help\]](#)

No, the proposal does not involve any discharges  
of waste material into surface waters.



b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No, groundwater will not 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 (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

The proposed development will be on the public sewer system, therefore

no waste material will be discharged from septic tanks or other sources.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Runoff from this site is primarily from rainfall on the site it

Runoff from roofs will be captured via downspouts and ro

will be infiltrated via permeable paving within the parking

Will this water flow into other waters? If so, describe. [\[help\]](#)  
No, the stormwater will be treated and infiltrated within  

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**the project limits**

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

It is unlikely that waste materials will enter ground or surface waters. Waste materials deposited by automobiles on interior roadways will be collected

in a subsurface (piped) system and conveyed to the detention facility. Pollutants will be separated and filtered prior to release. Yard and rooftop drainage will be relatively clean and free of waste material.

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

The proposal will not alter or otherwise affect the drainage patterns in the vicinity of the project site.

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

All adopted development and engineering requirements imposed by the City to control hydrologic impacts on adjacent properties will be incorporated into final construction plans and implemented by the proponent.

Storm drainage facilities will be designed in accordance with versions of the DOE Storm Water Manual, and the City of Tumwater engineering standards, as were in effect at time of original proposal.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

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

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

The majority of the site will be cleared for construction. There is a proposed tree retention area at the south side of the project, see site plan.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no known endangered species on or near the site.

**EVALUATION FOR  
AGENCY USE ONLY**

Stormwater management and facilities shall meet the design standards of the most currently adopted Drainage Design and Erosion Control Manual for Tumwater

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)  
Landscaping onsite has been designed in accordance with Tumwater Municipal Code (TMC) Section 18.47.

e. List all noxious weeds and invasive species known to be on or near the site.  
There are no known noxious weeds or invasive plant species on or near the site.

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)  
- birds: hawk, heron, eagle, songbirds, other:  
- mammals: deer, bear, elk, beaver, other:  
- fish: bass, salmon, trout, herring, shellfish  
- other:  
Animals onsite may include but are not limited to hawks, eagles, songbirds and other small mammals.

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)  
Mazama Pocket gophers are known to be near the site. The Mazama Pocket Gopher Screening Report prepared for this project found none on-site.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)  
All of Western Washington is covered by the Pacific Flyway Migration Route. This is one of the four major North American migration routes for birds, especially waterfowl. It extends from Alaska and Canada to Mexico and South America.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)  
New landscaping of native plants will provide a familiar environment to native animals, insects and fungi.

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

6. **Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)  
Electricity and natural gas will be the primary source of energy for the proposal and would be used for heating, lighting, and other miscellaneous purposes. Project will meet current energy codes.

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The tree survey and site plan show proposed tree tracts for tree retention of 91 trees - shortfall of 215. Mitigation tree planting 3:1

Mazama Pocket Gopher Screening report dated October 2022 showed no evidence of gophers.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)  
No, the project will not affect the potential use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)  
Measures required by the Washington State residential energy code would be employed.  
Additional energy conservation features would be at choice of property owner.

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)  
1) Describe any known or possible contamination at the site from present or past uses.  
Review of the Department of Ecology Toxics Cleanup Program shows no environmental health hazards on the project 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 existing hazardous chemicals/conditions that might affect the project development and 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.  
There will be no toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction.

4) Describe special emergency services that might be required.  
No need for special emergency services are anticipated.

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

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)  
Typical noise from the surrounding properties will be hear

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

Noise levels would be intermittently high during construction, but would be limited to code allowed and normal waking hours. Post-development traffic noise created by vehicular trips would increase ambient noise levels to the vicinity.

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

Construction will be limited to normal waking hours as prescribed by the City of Tumwater

Ordinance so nearby businesses should not experience long-lasting adverse noise impacts.

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently vacant. Adjacent properties are developed commercially.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No, the project site has not been used as working farm or forest lands in the past.

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

No, the proposal will not affect or be affected by surrounding working farm or forest land.

- c. Describe any structures on the site. [\[help\]](#)

There are currently no structures on the site, the site is vacant.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

There will be no structures demolished as part of this development

### EVALUATION FOR AGENCY USE ONLY



Properties to the east and southwest are developed residential. Property to the west is developed commercial.

- e. What is the current zoning classification of the site? [\[help\]](#)  
**General Commercial.**
- 
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
**General Commercial.**
- 
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
**Not applicable.**
- 
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)  
**The project is within the critical aquifer recharge area 1**
- 
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
+/-1,800 and +/-10 full time employee would reside within the completed project.
- 
- j. Approximately how many people would the completed project displace? [\[help\]](#)  
This proposal will not displace any people as the site is currently vacant.
- 
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
**There are no proposed measures to avoid or reduce displacement impacts as the site is currently vacant.**
- 
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
The proposed development is compatible and consistent with the adjacent land uses. The surrounding parcels are already developed with commercial buildings and the general commercial zone allows for this type of development.
- 
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  
**There are no specific measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance.**
-

9. **Housing**

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

There will be 1,150 market rate housing units constructed as part of this proposal.

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

**No housing units will be eliminated.**

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

All required traffic, park, and school impact fees will be paid in full before building permits are issued for the proposed residential units. Compliance with City regulations will also help reduce or control housing impacts.

10. **Aesthetics**

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

65 feet max height, wood and masonry building exterior

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

There will be no views in the immediate vicinity that would be altered or obstructed.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The observance of building setbacks and provision on ornamental and native landscaping would reduce the aesthetic of the project. The project will comply with City of Tumwater's Design Review.

11. **Light and glare**

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

The proposal would produce light from automobile headlights, streetlights, and external building lights, primarily at night.

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

Not to our knowledge. Provision of streetlights will enhance safety. All adjacent land uses are similar.

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

Light from nearby development and streetlights may be present, but should not impact this proposal.

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- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

This project will be in compliance with all required light-diversion regulations.

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12. **Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

There are no designated or informal opportunities in the immediate vicinity of this project site.

---

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No, the proposed 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: [\[help\]](#)

There are no proposed measures to reduce or control impacts

---

to recreation.

---

13. **Historic and cultural preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

There are no known buildings or structures onsite that are over 45 years old or are eligible for listings in the national, state or local preservation register.

---

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

There are no landmarks, features, or other evidence of Indian or historic use onsite.

---

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

Washington Information System for Architectural and Archaeological Records Data (WISSARD) was reviewed as well as Thurston County Geodata site.

---

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Project will provide both active and passive recreation for its residents as required by TMC.

- 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.

Construction would be temporarily halted should evidence of

historic, archaeological, scientific, or cultural importance should be discovered.

14. **Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Israel Road SW, Tumwater Blvd SW, and Tyee Dr will

**serve the project site.**

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Yes, there is a transit stop located just west of the projects norther boundary line.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

There will be a total of 1,366 parking stalls onsite, and this project will not eliminate any existing spaces.

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

**Yes, this project will improve existing roads and also design/construct new public roads for the development.**

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

No, the project site is not in the immediate vicinity of water, rail, or air transportation.

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

The completed project is expected to generate 5,409 average trips with 445 trips in the AM peak hour and 473 trips in the P

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Nisqually Indian Tribe accepted cultural report findings. Inadvertent Discovery Plan required with Site Development and Grading permits.

Concurrency Determination 10-05-2023 includes traffic impact fee, frontage improvements, construction of Tyee Drive from Israel Road to Tumwater Boulevard with a roundabout at the intersection of Tyee Drive and Tumwater Boulevard. Mitigation fees for I-5/Tumwater Blvd. interchange.

What data or transportation models were used to make these estimates? [\[help\]](#)

Institute of Transportation Engineers (ITE) publication,  
Trip Generation Manual, 11th Edition.

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

No, the proposal will not interfere with, affect or be affected by the movement of agricultural and forest products.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Frontage improvements will be constructed and impact fees will be paid.

15. **Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

The project will increase the need for public services such as fire, emergency aid, and police protection; however these services in place typically have the capacity for the new development. This will be determined as part of the City review.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Mitigation measures for traffic and school impacts will be provided, including payment of fees as required, pursuant to City of Tumwater's Municipal Code.

16. **Utilities**

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

None.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity, natural gas, water, refuse service, telephone,  
sanitary sewer.

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**C. Signature** [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Tyrell E. Bradley

Name of signee: Tyrell Bradley

Position: Principal Engineer

Agency/Organization: LDC, Inc.

Date Submitted: 11/14/2022

**D. Signature – Property Owner’s Review, Port of Olympia** (if applicable)

I certify that I have reviewed the above environmental checklist prepared by the applicant and that the project is consistent with the tenant’s lease for Port property. The Port’s comments have been incorporated in the document as submitted or as noted.

Port of Olympia – Please Print: \_\_\_\_\_

Port of Olympia – Signature: \_\_\_\_\_

Date Submitted: \_\_\_\_\_

**E. CITY OF TUMWATER**

Reviewed by: Tami Merriman

Date: 10/13/2023

**F. Supplemental sheet for nonproject actions** [\[help\]](#)  
(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

**EVALUATION FOR  
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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.

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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?

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---

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?

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---

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?

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---

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

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---

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

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---

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

---

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

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**EVALUATION FOR  
AGENCY USE ONLY**

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# ISRAEL ROAD PROJECT

CITY OF TUMWATER, WASHINGTON

## MAZAMA POCKET GOPHER SCREENING REPORT

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*Prepared By:*



Curtis Wambach, M.S.  
Senior Biologist and Principal



30 October 2022

**360-790-1559**

[www.envirovector.com](http://www.envirovector.com)

**EnviroVector**

1441 West Bay Drive, Suite 301  
 Olympia, WA 98502

Phone: (360) 790-1559  
 Email: curtis@envirovector.com



30 October 2022

Glenn Wells

Reference: Israel Road Tumwater Center

Subject: Mazama Pocket Gopher Screening to Satisfy City of Tumwater Permitting Requirements

Dear Mr. Wells:

At your request, EnviroVector has prepared this report to satisfy City of Tumwater requirements for Mazama pocket gopher screenings (**Figure 1; Table 1**).

**Table 1. Parcels Comprising Subject Property**

No#	Property Address	Parcel Number	Area	Property Size (Acres)
1	---	12704440103	Section 02 Township 17N Range 2W	16.18
2	---	12704431300	Section 04 Township 17N Range 2W	8.43
3	---	1270440100		0.91
3 Parcel	Total Size			25.52 acres

Permitting Jurisdiction is City of Tumwater.

## 1.0 INTRODUCTION

The Mazama pocket gopher is a Federally Threatened species protected under the Endangered Species Act and the City of Tumwater Code. Mazama pocket gopher screenings were performed by a qualified biologist certified by the US Fish and Wildlife Service (USFWS) for the purpose of satisfying the City of Tumwater (2018) Mazama Pocket Gopher Screening Protocol (**Appendix E**).

A Mazama pocket gopher screening is necessary to comply with City of Tumwater Code and the Endangered Species Act.



## 2.0 METHODOLOGY

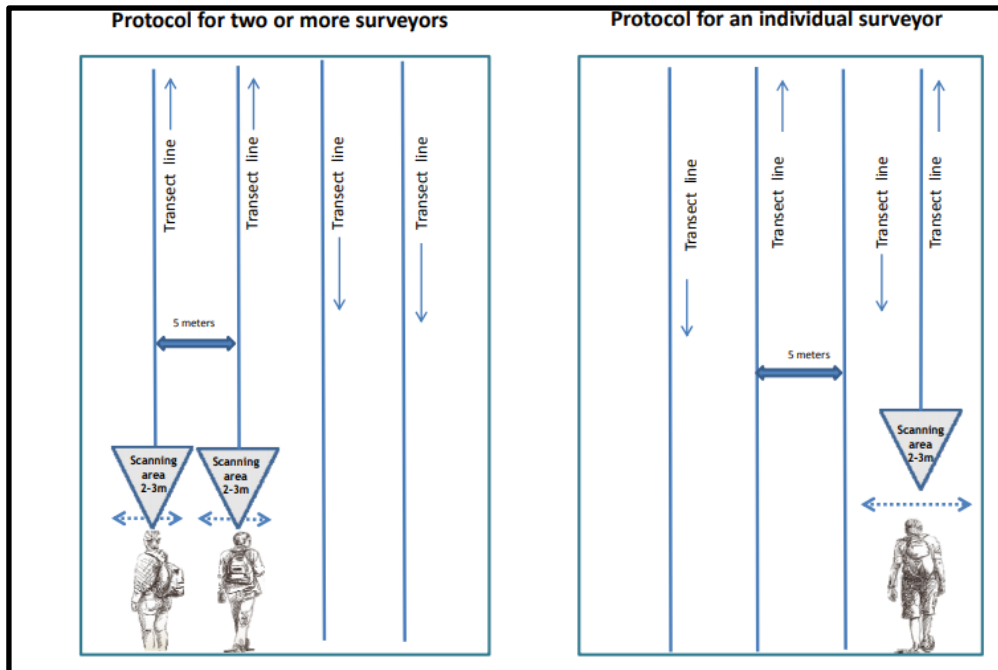
The Mazama pocket gopher screening was performed per City of Tumwater recommendations for two (2) site visits in compliance with the City of Tumwater (2018) Mazama Pocket Gopher Screening Protocol and the USFWS (2018) Mazama pocket gopher screening protocol for three (3) site screenings on sites that contain a preferred gopher indicator soil (**Appendix E**). The screening was performed within the USFWS prescribed survey window (June 1 through October 31).

In compliance with the USFWS and City of Tumwater (2018) Mazama Pocket Gopher Screening Protocols:

- The study has occurred during the prescribed work window of June 1 to October 31.
- A qualified biologist performed the screenings that has been trained and certified by the USFWS.
- The entire property was evaluated
- The site was visited three (3) times at least thirty (30) days apart.
- Data was recorded on Mazama gopher field forms and provided in **Appendix F**.
- The areas of the property covered under the screening survey is illustrated in **Figure 2**.
- The ground was easily visible.

The site evaluation was conducted utilizing USFWS recommended protocol for one (1) surveyor (**Insert 1**). The search pattern had been performed along five (5) meter transects, including brushy and treed areas, examined for any evidence of mounding activity created by the Mazama pocket gopher.

### Insert 1. Transect Illustrations



The detailed field methodology is in compliance with the City of Tumwater Code (2018) Site Inspection Protocol and Procedures: Mazama Pocket Gopher as follows:

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.
5. At each mound found, stop and identify it as a MPG or mole mound. If it is a MPG mound, identify it as a singular mound or a group (3 mounds or more) on a data sheet to be submitted to the County.
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 County GPS data instruction for each MPG mound. Submit GPS data in a form acceptable to the County.
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.
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 County:
  - a. At least one up-close photo to depict mound characteristics
  - b. At least one photo depicting groups of mounds as a whole (when groups are encountered).
  - c. At least one photo depicting gopher mounds with recognizable landscape features in the background, at each location where mounds are detected on a property
  - d. Photos can be taken with the GPS unit or a separate, camera, preferably a camera with locational features (latitude, longitude)
  - e. Photo point description or noteworthy landscape or other features to aid in relocation. Additional photos to be considered
  - f. The approximate building footprint location from at least two (2) cardinal directions.
  - g. Landscape photos to depict habitat type and in some cases to indicate why not all portions of a property require gopher screening.
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.

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

Soils known to be associated with the Mazama pocket gopher are listed in **Insert 2**.

**Insert 2. Mazama pocket gopher soils**

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

Mazama Pocket Gopher Preference	Soil Type
More Preferred  (formerly High and Medium Preference Soils)	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
Less Preferred  (formerly Low Preference Soils)	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

### 3.0 BACKGROUND INFORMATION

#### 3.1 Thurston County Geodatabase Soils

Two (2) “More preferred” gopher indicator soils were identified on the subject property (**Appendix B & C; Table 2**)

**Table 2. Summary of Soil Preference**

Soil Unit	Gopher Soil	Preference	Comments
Nisqually loamy fine sand, 0 to 3% slopes	Yes	More preferred	Mapped on northern and western portion along the property border
Cagey loamy sand	Yes	More preferred	Mapped on majority of the subject property

#### 3.2 WDFW Priority Habitats and Species (PHS) Database

No Mazama pocket gophers have been mapped on the subject property by the Washington Department of Fish and Wildlife (WDFW) Priority Habitat Species (PHS) database (**Appendix D**).

However, the Mazama pocket gopher has been mapped on adjacent grassland parcels northwest of the subject property and on other areas within the vicinity.

### 4.0 FIELD RESULTS

#### 4.1 Mazama Pocket Gopher Site Evaluation

No mound formations exhibiting characteristics created by the Mazama pocket gopher have been identified on the subject property during the 10 June 2022 and 19 July 2022 Mazama pocket gopher screenings. The entire subject property is completely forested with a dense understory of vegetation. However, small areas free of canopy occur throughout the subject property. The site screenings focused on these small canopy-free patches, as well as existing roads and the site periphery.

“More Preferred” gopher indicator soils are mapped over the entire parcel under the forested canopy.

Although Mazama pocket gopher occurrence is mapped by the WDFW PHS database on neighboring parcels northwest of the subject property, a dense forest on the subject property borders these parcels. No Mazama pocket gopher mounds were identified on the subject property adjacent to the parcels where gopher occurrence was mapped. No Mazama pocket gopher mounds were identified on the periphery of the subject property or down the right-of-way the borders the eastern property line.

Mounds created by the Mazama pocket gopher: 1) are crescent or oddly-shaped, 2) contain a plugged tunnel opening that extends diagonally underground from the mound edge, 3) exhibit a fine texture, and are 4) typically in a scattered distribution.

Mole mounds have centrally-located tunnel entrances that extend vertically below the surface, blocky texture, an in-line distribution pattern, and have a conical shape.

**Table 3. Summary of Results**

Site Visit	Date of Visit	Gopher Occurrence Observed	Comments
1st	10 June 2022	No	No mounds exhibiting characteristics created by the Mazama pocket gopher have been identified on the subject property
2nd	19 July 2022	No	
3rd	14 October 2022	No	

#### 4.2 Mazama Pocket Gopher Habitat Evaluation

No appreciable habitat occurs on the subject property with negligible opportunity for migration over landscape linkages or habitat corridors. The entire subject property is densely forested, other than for existing roads and small, isolated canopy-free patches (**Appendix A, Photos 1-29**). The right-of-way located on the eastern property line is an area free of canopy that was screened for the Mazama pocket gopher. The vegetation community in the right-of-way consists of European grasses, Scotch broom, and Himalayan blackberry (**Appendix A, Photos 1-5**).

#### 5.0 CONCLUSION

This Mazama pocket gopher summary report was prepared to satisfy the City of Tumwater Mazama pocket gopher screening requirements and to comply with the City of Tumwater (July 2018) Mazama Pocket Gopher Screening Protocol. No mounds exhibiting characteristics created by the Mazama pocket gopher were identified on the subject property.

Gopher indicator soils are mapped on the entire subject property by Thurston County database. However, the entire subject property is densely forested other than for small, isolated patches free of canopy and for internal roads. An off-site right-of-way located along the eastern property line is vegetated by non-native invasive weeds.

The Mazama pocket gopher was mapped offsite northwest of the subject property by the WDFW PHS Database. A dense forest extends to the northwest property line bordering the mapped area. No Mazama pocket gopher mounds were identified on the forest floor adjacent to the off-site mapped gopher occurrence.

No mounds formations exhibiting characteristics created by the Mazama pocket gopher have been identified on the subject property during gopher screenings or by agency databases

Israel Rd Tumwater Center  
30 October 2022  
Page 8 of 26

If you have any questions or require further services, you can contact me at (360) 790-1559.

Sincerely,



Curtis Wambach, M.S.  
Senior Biologist and Principal  
EnviroVector

# FIGURES

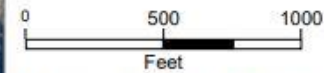


### Israel Rd Vicinity Map

#### Legend

- Parcels
- Wetlands
- Parcel Boundaries
- Roads - Major
  - Major Roads
  - Ramp
  - I 5; US 101
- Roads (Large Scale)
- Railroads
- County Border

Scale 1: 10,738



Map Created Using GeoData Public Website

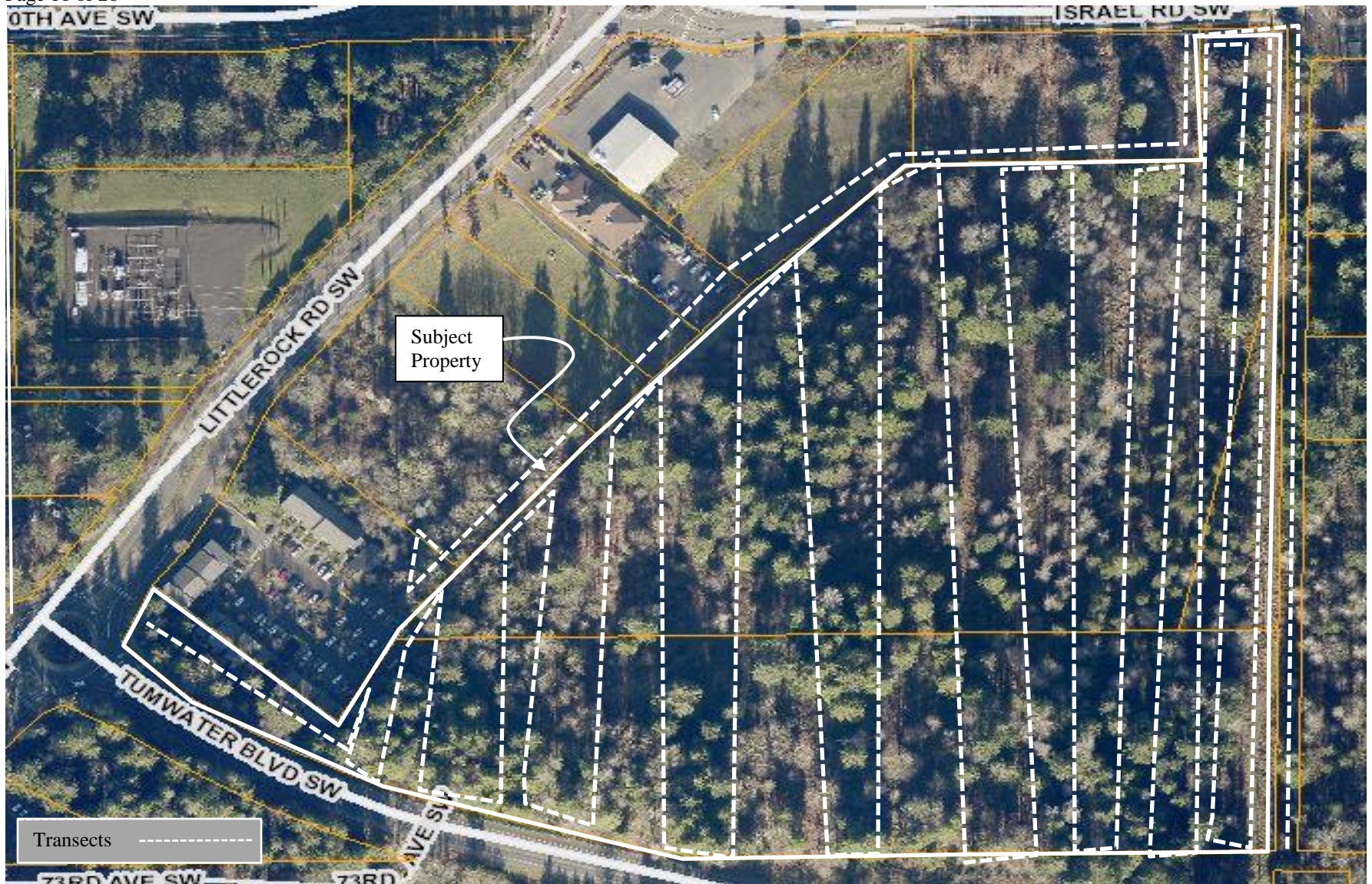
Published: 6/10/2022

Note:



**Figure 1. Vicinity Map**





**Figure 2. Transect Screening lines**

# **APPENDIX A**

## **Photo Documentation**



Photo 1. Existing internal roads on the subject property



Photo 2. Power line corridor & right-of-way on E property line



Photo 3. Scotch broom, Himalayan blackberry, & grasses on trail



Photo 4. Small patch free of canopy



Photo 5. Right-of-way east of subject property



Photo 6. Dense forested understory vegetation



Photo 7. Southwestern corner of subject property



Photo 8. Apartment complex at SW corner of subject property



Photo 9. Internal roads



Photo 10. Mole mound, vertical, central tunnel, blocky texture



Photo 11. Tye Dr north of subject property



Photo 12. Northern border of the property at Israel Rd SW



Photo 13. Canopy-free area screened



Photo 14. Powerline corridor & right-of-way screened



Photo 15. Offsite northwest of subject property



Photo 16. Mole mound on right-of-way



Photo 17. Various mole mounds along internal roads



Photo 18. Two conical shaped mole mounds with blocky texture



Photo 19. Mole mound confirmed



Photo 20. Mole mound, blocky texture, conical shaped



Photo 21. Dense forest

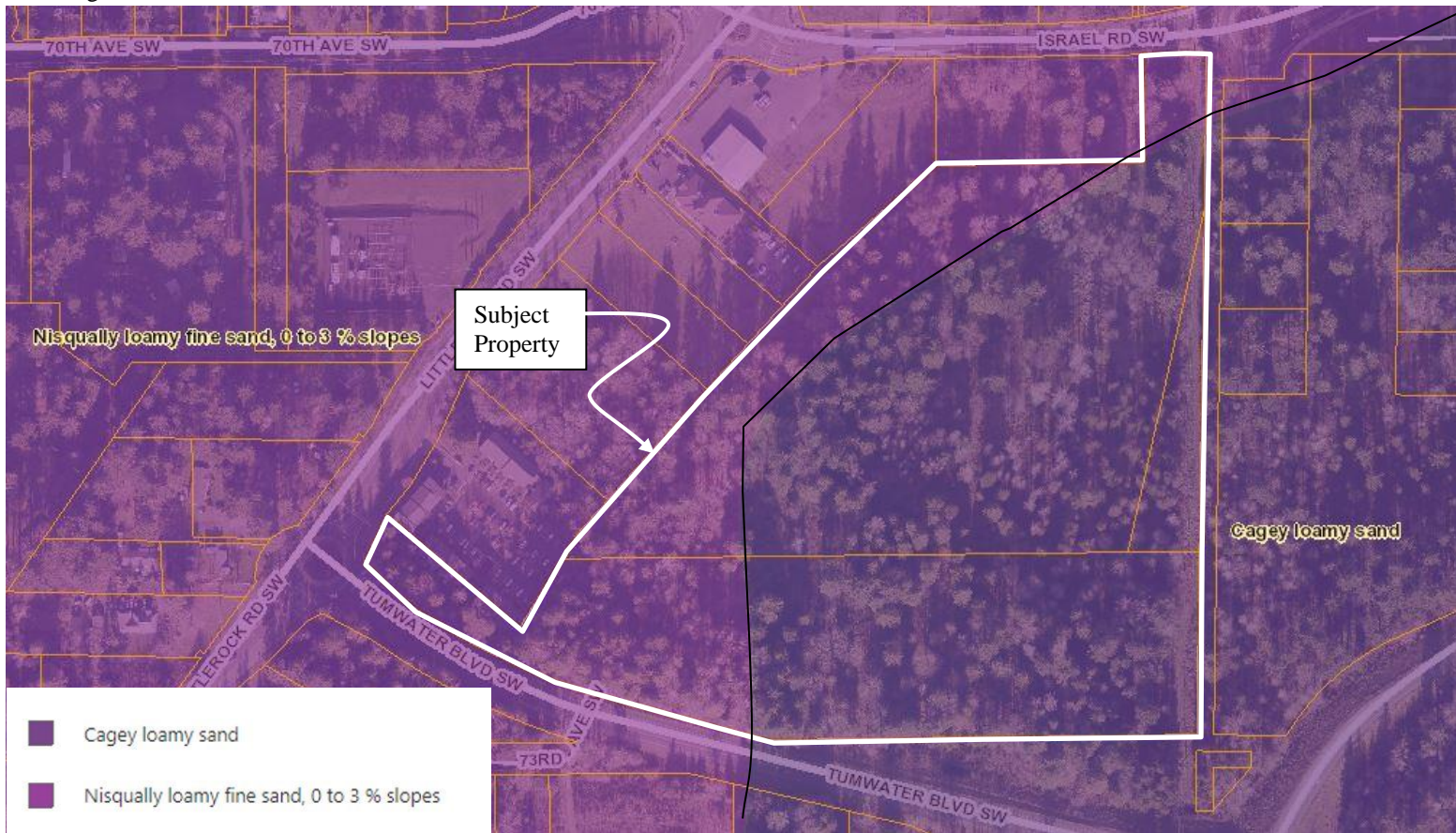


Photo 22. Dense forest

# **APPENDIX B**

## **Thurston County Geodatabase**

### **Soils**

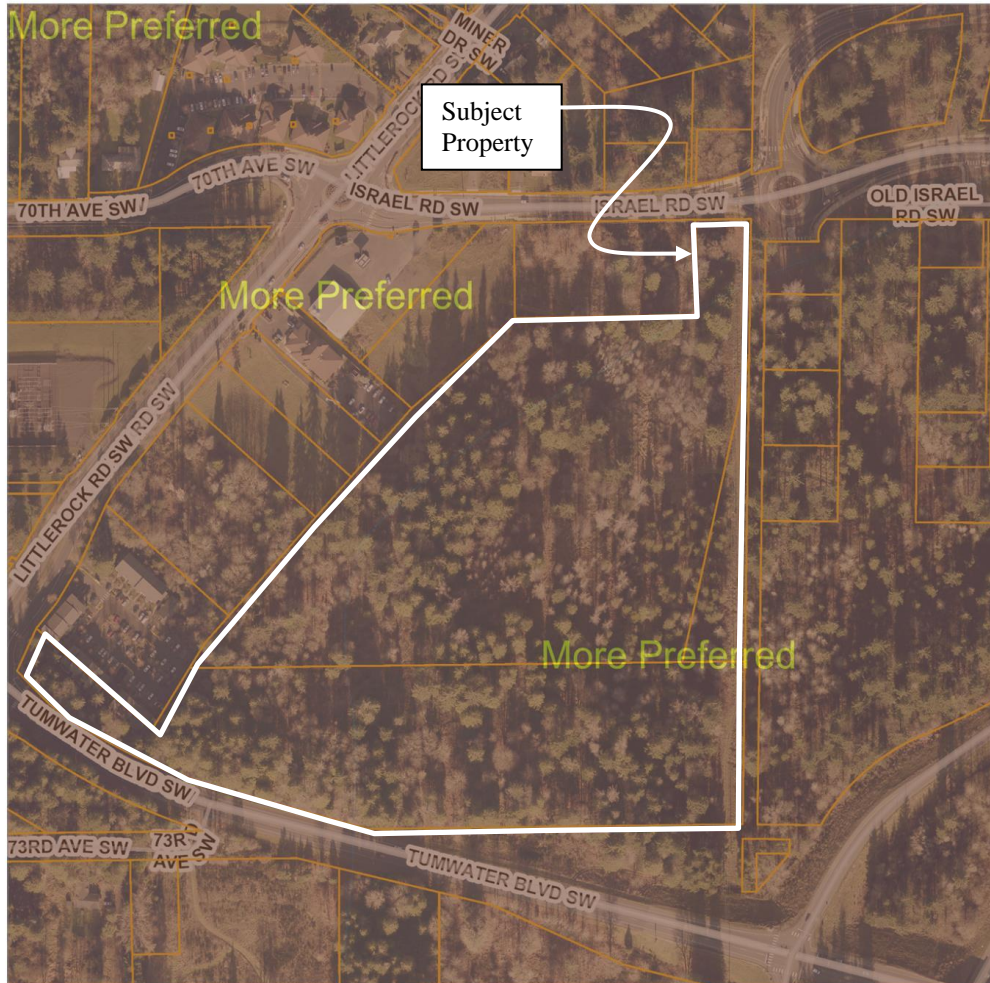




# **APPENDIX C**

## **Thurston County Geodatabase**

### **Gopher Indicator Soils**

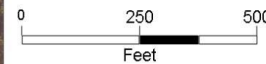


### Gopher Soils

#### Legend

- Mazama Pocket Gopher Soils
  - Less Preferred
  - More Preferred
- Parcel Boundaries
- Roads - Major
  - Major Roads
  - Ramp
  - I5; US 101
- Roads (Large Scale)
- Railroads
- County Border

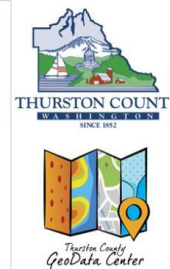
Scale 1: 5,370



Map Created Using GeoData Public Website

Published: 7/29/2022

Note:



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.

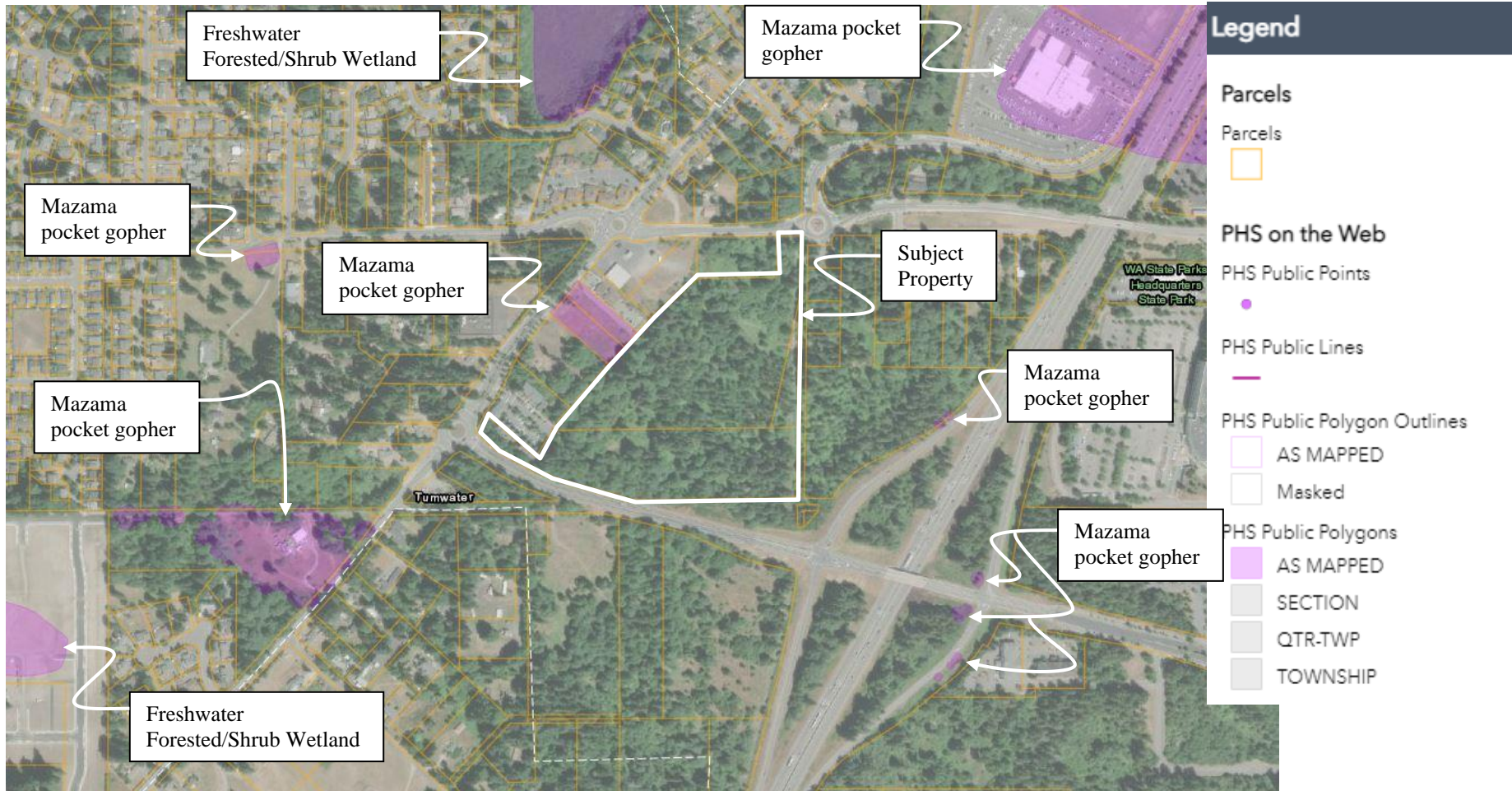
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**APPENDIX D**

**Washington Department of  
Fish and Wildlife**

**Priority Habitat Species (PHS)**

**Database**



**APPENDIX E**

**City of Tumwater**

**Mazama Pocket Gopher**

**Screening Protocol**



COMMUNITY DEVELOPMENT DEPARTMENT  
**ADMINISTRATIVE DETERMINATION**

TOPIC: Mazama Pocket Gopher Screening

APPROVED:  DATE: 7/25/18  
Michael Matlock, AICP  
Community Development Director

**BACKGROUND:** The Mazama Pocket Gopher (MPG) became a federally listed endangered species in April 2014. This memo addresses the City regulatory structure. The Endangered Species Act (ESA) is a separate regulatory structure from the Growth Management Act, the State statute the City does implement, so compliance with City regulations does not necessarily mean an applicant complies with the ESA. While the City routinely addresses questions from property owners on how to comply with its local development regulations, it does not do so with respect to the ESA.<sup>1</sup> ESA compliance is the property owner's responsibility.

**FINDINGS:** In implementing the City's critical areas ordinance (CAO), and based on analysis prepared by qualified professionals, staff have found that projects in certain areas and with certain features lack gopher habitat, so do not require CAO review by a qualified professional. While the CAO governs these issues, the below summarizes what staff have found to date.

**DETERMINATION:** Based on the findings above, Tumwater summarizes assessment findings for MPG presence as follows:

1. **Geographic** – Due to lack of habitat, no properties in the City north of Troser Road have required CAO review.
2. **Vegetative Cover** – Project Sites, parcels, or portions of these sites with 30% or greater forested cover have not required CAO review, although where there are adjacent unforested and undeveloped lots exceeding 7,600 square feet (SF) in area, CAO review may be needed.
3. **Project Use Level** –
  - a. Single-family, manufactured homes, and duplexes for lots 7,600 SF or less
    - 1) New or additions to single-family, manufactured homes, and duplexes – CAO review has typically not been required on existing lots 7,600 SF

---

<sup>1</sup> For land owners seeking guidance on ESA compliance, while the City cannot assist, see USFWS Memorandum, Guidance on Trigger for an Incidental Take Permit Under Section 10(a)(1)(B) of the Endangered Species Act Where Occupied Habitat or Potentially Occupied Habitat is Being Modified, issued April 26, 2018.

or less in size. Unforested and undeveloped lots exceeding 7,600 SF may require CAO review.

- 2) Developed lots surrounded by existing development (homes, streets, storm ponds, sidewalks, etc.) that are of a similar size have not required CAO review. This would not exclude sites on the periphery areas where adjacent lands are not developed at an urban density level.
- 3) Single-family lots vested under RCW 58.17 and/or TMC 15.44.040 will likely not require CAO review.

b. Commercial/Industrial/Institutional

- 1) New or additions to buildings proposed in areas with 30% or greater forested coverage, existing impervious surfaces or significantly disturbed pervious areas (i.e. evidence of compacted gravel, formal landscape areas or other scenarios that would exclude the proposed developed area as being defined as habitat) have typically not required CAO review.

4. **Approved United States Fish and Wildlife Service (USFWS)**

**Avoidance/Mitigation Strategy** – Any projects that have consulted with USFWS and have a documented avoidance/mitigation strategy that is acceptable to USFWS can typically proceed with normal permitting.

5. **Site Screening** – Properties may be screened by a qualified professional. Alternately, USFWS may screen properties by arrangement between the property owner and USFWS. At least two screenings, no less than 30 days apart, between June 1 and October 31, are consistent with best available science to determine the presence or absence of MPG.

**PRIOR GUIDANCE:** This Administrative Determination supersedes and replaces the City's prior Administrative Determination on Mazama Pocket Gopher Screening Protocol dated October 31, 2017.

**APPEAL:** This code determination shall become effective on the above date. Any person affected by this determination may appeal this decision to the Tumwater Hearing Examiner pursuant to Chapter 18.62 of the Tumwater Municipal Code.

## **APPENDIX F**

# **Mazama Pocket Gopher Screening Field Forms**



<p>Site Name and Parcel #</p>	<p>Parcel #: <u>12704440103, 12704431300, 1270440100</u></p> <p>Project #: _____</p> <p>Site/Landowner: <u>Israel Rd Tumwater Center</u></p>
<p>How were the data collected? (circle the method for each)</p>	<p>Transect:      Trimble      <u>Garmin</u>      Aerial</p> <p>Mounds          <u>Trimble</u>      Garmin      Aerial</p> <p>Notes: _____</p>
<p>Field Team Personnel: (Indicate all staff present, CIRCLE who filled out form)</p>	<p>Name: Curtis Wambach</p> <p>Name: Viri Cortez</p> <p>Name: _____</p>
<p>Others onsite (name/affiliation)</p>	
<p>Site visit # (CIRCLE all that apply)</p>	<p><u>1<sup>st</sup></u>                  2<sup>nd</sup>                  Unable to screen</p> <p>Notes: one out of two screening visits</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</p> <p>Flooded Other _____ Notes:</p>
<p>Describe visibility for mound detection:</p>	<p>Poor      <u>Fair</u>      Good      Notes:</p> <p>Heavily forested and understory vegetation on majority of the site</p>
<p>Request mowing? (CIRCLE and DESCRIBE WHERE MOWING IS NEEDED and SHOW ON AERIAL PHOTO</p>	<p>Yes      <u>No</u>      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>					<75
	<input checked="" type="radio"/> No MPG mounds (circle)				
MPG mounds in GPS? (CIRCLE and DESCRIBE)  If MPG mounds present, entered in GPS?	<input checked="" type="radio"/> None    All    Most    Some  Notes:  Yes    No <input checked="" type="radio"/> N/A				
Does woody vegetation onsite match aerial photo?	<input checked="" type="radio"/> Yes    No - describe differences and show on parcel map/aerial:				
What portion(s) of the property was screened?  (CIRCLE and DESCRIBE)	<input checked="" type="radio"/> All    Part - describe and show on parcel map/aerial:				
Notes -	Describe, and show on parcel map/aerial if applicable: Heavily forested and understory vegetation on majority of the site				
Team reviewed and agreed to data recorded on form?  (CIRCLE, and EXPLAIN if "No")	<input checked="" type="radio"/> Yes    No    Reviewed by initials: <u>CW</u> <u>VC</u> _____ _____ Notes:				

Previous site visit 10 June 2022

<p>Site Name and Parcel #</p>	<p>Parcel #: <u>12704440103, 12704431300, 1270440100</u></p> <p>Project #: _____</p> <p>Site/Landowner: <u>Israel Rd Tumwater Center</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      <u>Garmin</u>      Aerial</p> <p>Notes: _____</p>
<p>Field Team Personnel: (Indicate all staff present, CIRCLE who filled out form)</p>	<p>Name: Viri Cortez</p> <p>Name: _____</p> <p>Name: _____</p>
<p>Others onsite (name/affiliation)</p>	<p>_____</p>
<p>Site visit # (CIRCLE all that apply)</p>	<p>1<sup>st</sup>      <u>2<sup>nd</sup></u>      Unable to screen</p> <p>Notes: one out of two screening visits</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</p> <p>Flooded Other _____ Notes:</p>
<p>Describe visibility for mound detection:</p>	<p>Poor      <u>Fair</u>      Good      Notes: Most of the site is forested with dense understory</p>
<p>Request mowing? (CIRCLE and DESCRIBE WHERE MOWING IS NEEDED and SHOW ON AERIAL PHOTO</p>	<p>Yes      <u>No</u>      N/A      Notes: majority of property is forested with understory vegetation and exciting dirt roads</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>				10	<100
	<input checked="" type="radio"/> No MPG mounds (circle)				
MPG mounds in GPS? (CIRCLE and DESCRIBE)  If MPG mounds present, entered in GPS?	<input checked="" type="radio"/> None    All    Most    Some  Notes:  Yes    No <input checked="" type="radio"/> N/A				
Does woody vegetation onsite match aerial photo?	<input checked="" type="radio"/> Yes    No - describe differences and show on parcel map/aerial:				
What portion(s) of the property was screened?  (CIRCLE and DESCRIBE)	<input checked="" type="radio"/> All    Part - describe and show on parcel map/aerial:				
Notes -	Describe, and show on parcel map/aerial if applicable: Majority of the subject property is forested with heavy understory vegetation and existing dirt roads				
Team reviewed and agreed to data recorded on form?  (CIRCLE, and EXPLAIN if "No")	<input checked="" type="radio"/> Yes    No    Reviewed by initials: <u>CW</u> <u>VC</u> _____ _____ Notes:				

Previous site visits 10 June 2022 &amp; 19 July 2022

Site Name and Parcel #	Parcel #: <u>12704440103, 12704431300, 1270440100</u> Project #: _____ Site/Landowner: <u>Israel Rd Tumwater Center</u>
How were the data collected? (circle the method for each)	Transect:      Trimble <u>Garmin</u> Aerial Mounds <u>Trimble</u> Garmin      Aerial Notes: _____
Field Team Personnel: (Indicate all staff present, CIRCLE who filled out form)	Name: Viri Cortez Name: Name:
Others onsite (name/affiliation)	
Site visit # (CIRCLE all that apply)	1 <sup>st</sup> 2 <sup>nd</sup> <u>3<sup>rd</sup></u> Unable to screen Notes: one out of two screening visits
Do onsite conditions preclude the need for further visits?	Yes <u>No</u> Dense woody cover that encompasses the entire site (trees/shrubs) that appears to preclude any potential MPG use. Impervious      Compacted      Graveled Flooded Other _____ Notes:
Describe visibility for mound detection:	Poor <u>Fair</u> Good      Notes:
Request mowing? (CIRCLE and DESCRIBE WHERE MOWING IS NEEDED and SHOW ON AERIAL PHOTO	Yes <u>No</u> N/A      Notes: majority of property is forested with understory vegetation and exciting dirt roads

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

---

# TUMWATER CENTER CITY PARCEL

CITY OF TUMWATER, WASHINGTON

## MAZAMA POCKET GOPHER SCREENING REPORT

---

*Prepared By:*



Curtis Wambach, M.S.  
Senior Biologist and Principal



30 October 2022

**360-790-1559**

[www.envirovector.com](http://www.envirovector.com)

**EnviroVector**

1441 West Bay Drive, Suite 301  
Olympia, WA 98502

Phone: (360) 790-1559  
Email: curtis@envirovector.com



30 October 2022

Glenn Wells

Reference: Tumwater Center City Parcel

Subject: Mazama Pocket Gopher Screening to Satisfy City of Tumwater Permitting Requirements

Dear Mr. Wells:

At your request, EnviroVector has prepared this report to satisfy City of Tumwater requirements for Mazama pocket gopher screenings (**Figure 1; Table 1**).

**Table 1. Parcels Comprising Subject Property**

No#	Property Address	Parcel Number	Area	Property Size
1	---	12704431300	Section 04 Township 17N Range 2W	~2,000 sf
1 Parcel	Total Size			~2,000 sf

Permitting Jurisdiction is City of Tumwater.

**1.0 INTRODUCTION**

The Mazama pocket gopher is a Federally Threatened species protected under the Endangered Species Act and the City of Tumwater Code. Mazama pocket gopher screenings were performed by a qualified biologist certified by the US Fish and Wildlife Service (USFWS) for the purpose of satisfying the City of Tumwater (2018) Mazama Pocket Gopher Screening Protocol (**Appendix E**).

A Mazama pocket gopher screening is necessary to comply with City of Tumwater Code and the Endangered Species Act.



## 2.0 METHODOLOGY

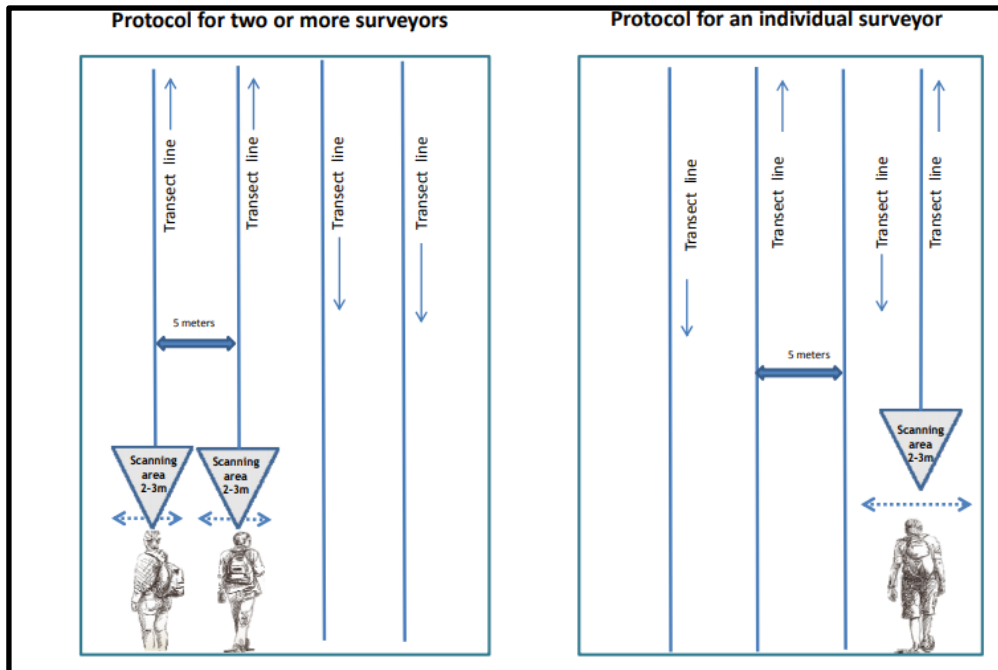
The Mazama pocket gopher screening was performed per City of Tumwater recommendations for two (2) site visits in compliance with the City of Tumwater (2018) Mazama Pocket Gopher Screening Protocol and the USFWS (2018) Mazama pocket gopher screening protocol for three (3) site screenings on sites that contain a preferred gopher indicator soil (**Appendix E**). The screening was performed within the USFWS prescribed survey window (June 1 through October 31).

In compliance with the USFWS and City of Tumwater (2018) Mazama Pocket Gopher Screening Protocols:

- The study has occurred during the prescribed work window of June 1 to October 31.
- A qualified biologist performed the screenings that has been trained and certified by the USFWS.
- The entire property was evaluated
- The site was visited three (3) times at least thirty (30) days apart.
- Data was recorded on Mazama gopher field forms and provided in **Appendix F**.
- The areas of the property covered under the screening survey is illustrated in **Figure 2**.
- The ground was easily visible.

The site evaluation was conducted utilizing USFWS recommended protocol for one (1) surveyor (**Insert 1**). The search pattern had been performed along five (5) meter transects, including brushy and treed areas, examined for any evidence of mounding activity created by the Mazama pocket gopher.

### Insert 1. Transect Illustrations



The detailed field methodology is in compliance with the City of Tumwater Code (2018) Site Inspection Protocol and Procedures: Mazama Pocket Gopher as follows:

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.
5. At each mound found, stop and identify it as a MPG or mole mound. If it is a MPG mound, identify it as a singular mound or a group (3 mounds or more) on a data sheet to be submitted to the County.
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 County GPS data instruction for each MPG mound. Submit GPS data in a form acceptable to the County.
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.
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 County:
  - a. At least one up-close photo to depict mound characteristics
  - b. At least one photo depicting groups of mounds as a whole (when groups are encountered).
  - c. At least one photo depicting gopher mounds with recognizable landscape features in the background, at each location where mounds are detected on a property
  - d. Photos can be taken with the GPS unit or a separate, camera, preferably a camera with locational features (latitude, longitude)
  - e. Photo point description or noteworthy landscape or other features to aid in relocation. Additional photos to be considered
  - f. The approximate building footprint location from at least two (2) cardinal directions.
  - g. Landscape photos to depict habitat type and in some cases to indicate why not all portions of a property require gopher screening.
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.

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

Soils known to be associated with the Mazama pocket gopher are listed in **Insert 2**.

**Insert 2. Mazama pocket gopher soils**

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

Mazama Pocket Gopher Preference	Soil Type
More Preferred  (formerly High and Medium Preference Soils)	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
Less Preferred  (formerly Low Preference Soils)	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

### 3.0 BACKGROUND INFORMATION

#### 3.1 Thurston County Geodatabase Soils

One (1) “More preferred” gopher indicator soils was identified on the subject property (**Appendix B & C; Table 2**)

**Table 2. Summary of Soil Preference**

Soil Unit	Gopher Soil	Preference	Comments
Cagey loamy sand	Yes	More preferred	Mapped on majority of the subject property

#### 3.2 WDFW Priority Habitats and Species (PHS) Database

No Mazama pocket gophers have been mapped on the triangular-shaped area owned by the City of Tumwater by the Washington Department of Fish and Wildlife (WDFW) Priority Habitat Species (PHS) database (**Appendix D**).

### 4.0 FIELD RESULTS

#### 4.1 Mazama Pocket Gopher Site Evaluation

No mound formations exhibiting characteristics created by the Mazama pocket gopher have been identified on the triangular parcel owned by the City of Tumwater during the Mazama pocket gopher screenings (**Figure 2; Table 3**).

A “More Preferred” gopher indicator soil is mapped over the entire parcel. However, all or the majority of the parcel substrate consists of road fill on the edge of Tumwater Boulevard SW.

Mounds created by the Mazama pocket gopher: 1) are crescent or oddly-shaped, 2) contain a plugged tunnel opening that extends diagonally underground from the mound edge, 3) exhibit a fine texture, and are 4) typically in a scattered distribution.

Mole mounds have centrally-located tunnel entrances that extend vertically below the surface, blocky texture, an in-line distribution pattern, and have a conical shape.

**Table 3. Summary of Results**

Site Visit	Date of Visit	Gopher Occurrence Observed	Comments
1st	10 June 2022	No	No mounds exhibiting characteristics created by the Mazama pocket gopher have been identified on the subject property
2nd	8 September 2022	No	
3rd	8 October 2022	No	

#### 4.2 Mazama Pocket Gopher Habitat Evaluation

Although gopher indicator soils are mapped on the entire subject property by Thurston County database, all or most of the substate on the parcel consists of road fill. The vegetation community consists of European grasses, Scotch broom, and Himalayan blackberry (**Appendix A, Photos 1-10**).

#### 5.0 CONCLUSION

This Mazama pocket gopher summary report was prepared to satisfy the City of Tumwater Mazama pocket gopher screening requirements and to comply with the City of Tumwater (July 2018) Mazama Pocket Gopher Screening Protocol and the USFWS (2018) Mazama Pocket Gopher Screening Protocol. No mounds exhibiting characteristics created by the Mazama pocket gopher were identified triangular-shaped parcel owned by the City of Tumwater.

Although gopher indicator soils are mapped on the entire subject property by Thurston County database, all or most of the substate on the parcel consists of road fill.

No mound formations exhibiting characteristics created by the Mazama pocket gopher have been identified on the subject property during gopher screenings or by agency databases.

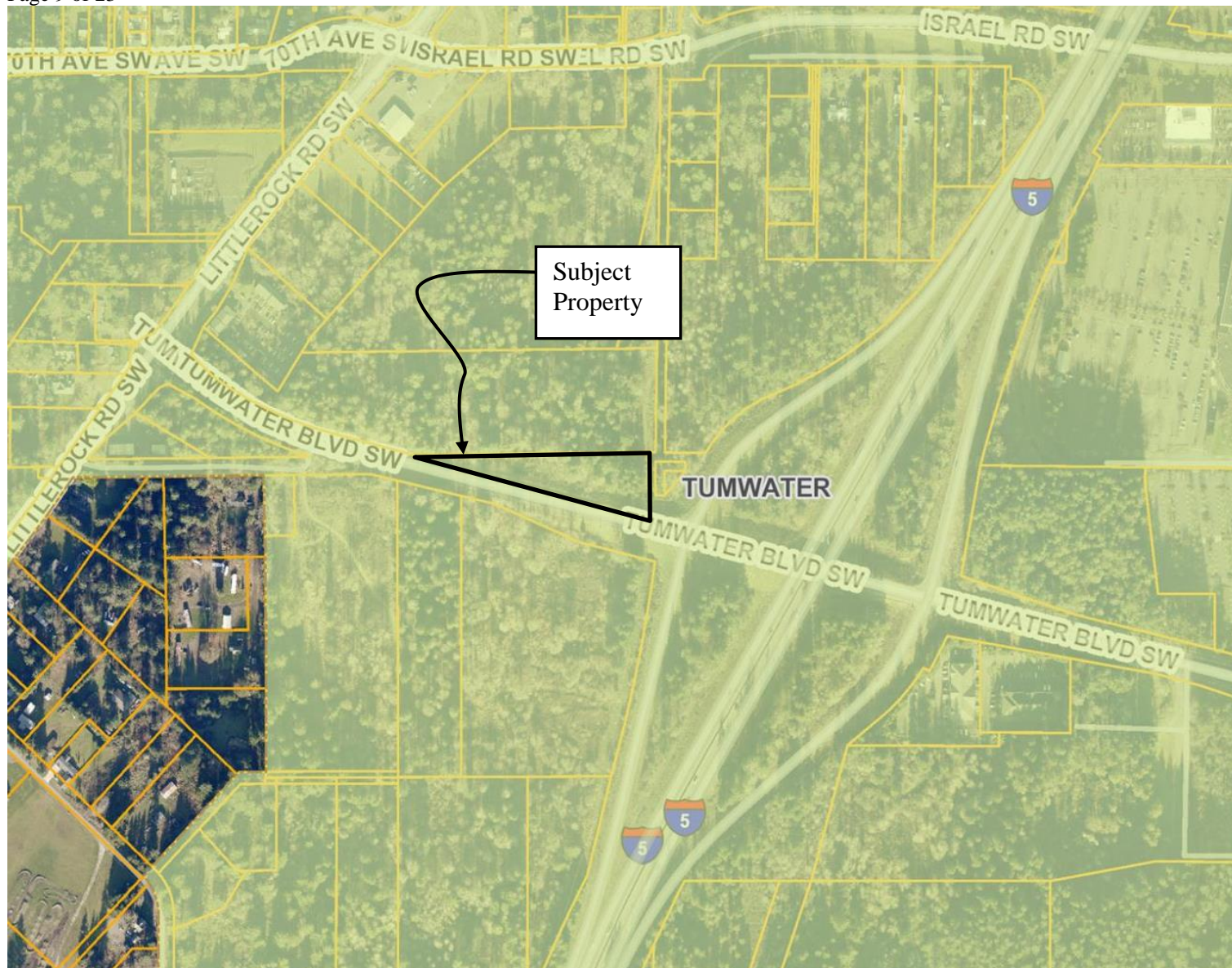
If you have any questions or require further services, you can contact me at (360) 790-1559.

Sincerely,



Curtis Wambach, M.S.  
Senior Biologist and Principal  
EnviroVector

# FIGURES



**Figure 1. Vicinity Map**



**Figure 2. Transect Screening lines**

Mazama Pocket Gopher Screening Protocol



# **APPENDIX A**

## **Photo Documentation**



Photo 1. Road fill on the edge of Tumwater Boulevard



Photo 2. Road fill on the edge of Tumwater Boulevard



Photo 3. Road fill on the edge of Tumwater Boulevard



Photo 4. Subject property vegetation



Photo 5. European grasses and scotch broom



Photo 6. European grasses



Photo 7. Western corner of subject property



Photo 8. Intersection of I5 ramp and Tumwater Boulevard



Photo 9. Scotch broom on northern edge of parcel



Photo 10. Southeastern corner of parcel

# **APPENDIX B**

## **Thurston County Geodatabase**

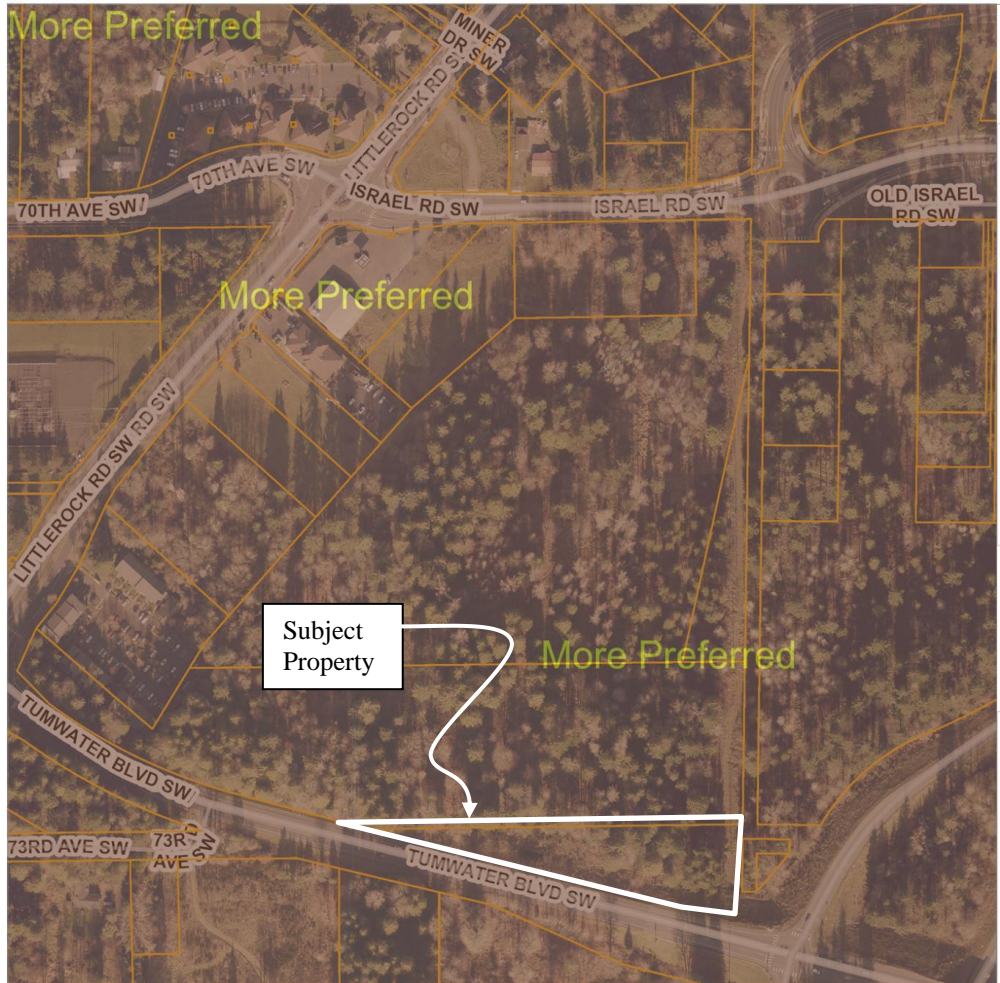
### **Soils**



# **APPENDIX C**

## **Thurston County Geodatabase**

### **Gopher Indicator Soils**

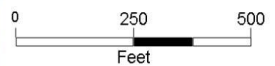


**Gopher Soils**

**Legend**

- Mazama Pocket Gopher Soils
  - Less Preferred
  - More Preferred
- Parcel Boundaries
- Roads - Major
  - Major Roads
  - Ramp
  - 15; US 101
- Roads (Large Scale)
- Railroads
- County Border

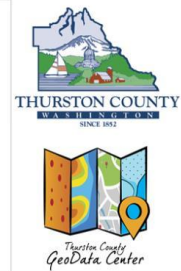
Scale 1: 5,370



Map Created Using GeoData Public Website

Published: 7/29/2022

Note:



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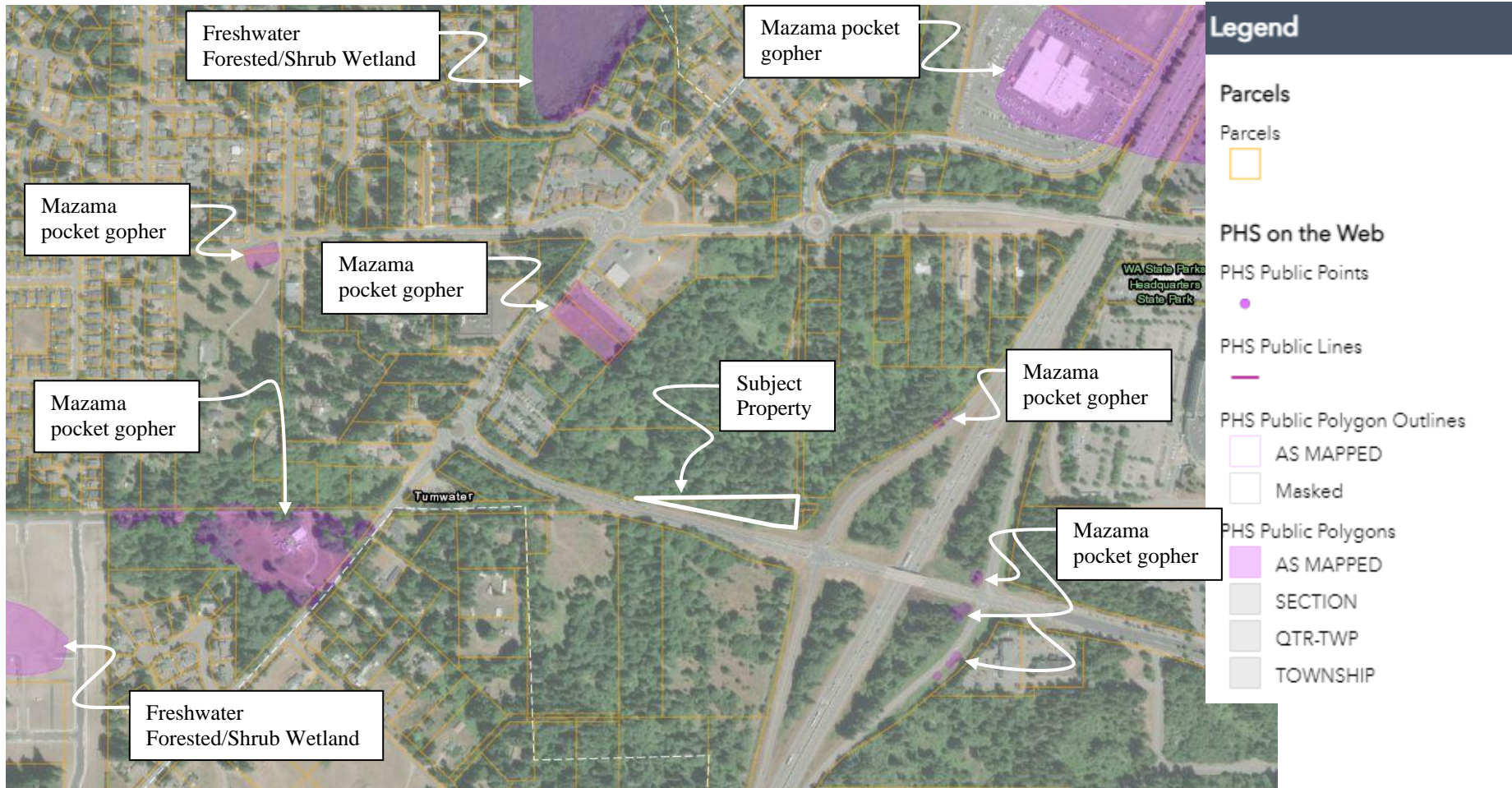
**APPENDIX D**

**Washington Department of  
Fish and Wildlife**

**Priority Habitat Species (PHS)**

**Database**





**APPENDIX E**

**City of Tumwater**

**Mazama Pocket Gopher**

**Screening Protocol**



COMMUNITY DEVELOPMENT DEPARTMENT  
**ADMINISTRATIVE DETERMINATION**

TOPIC: Mazama Pocket Gopher Screening

APPROVED:  DATE: 7/25/18  
Michael Matlock, AICP  
Community Development Director

**BACKGROUND:** The Mazama Pocket Gopher (MPG) became a federally listed endangered species in April 2014. This memo addresses the City regulatory structure. The Endangered Species Act (ESA) is a separate regulatory structure from the Growth Management Act, the State statute the City does implement, so compliance with City regulations does not necessarily mean an applicant complies with the ESA. While the City routinely addresses questions from property owners on how to comply with its local development regulations, it does not do so with respect to the ESA.<sup>1</sup> ESA compliance is the property owner's responsibility.

**FINDINGS:** In implementing the City's critical areas ordinance (CAO), and based on analysis prepared by qualified professionals, staff have found that projects in certain areas and with certain features lack gopher habitat, so do not require CAO review by a qualified professional. While the CAO governs these issues, the below summarizes what staff have found to date.

**DETERMINATION:** Based on the findings above, Tumwater summarizes assessment findings for MPG presence as follows:

1. **Geographic** – Due to lack of habitat, no properties in the City north of Trospen Road have required CAO review.
2. **Vegetative Cover** – Project Sites, parcels, or portions of these sites with 30% or greater forested cover have not required CAO review, although where there are adjacent unforested and undeveloped lots exceeding 7,600 square feet (SF) in area, CAO review may be needed.
3. **Project Use Level** –
  - a. Single-family, manufactured homes, and duplexes for lots 7,600 SF or less
    - 1) New or additions to single-family, manufactured homes, and duplexes – CAO review has typically not been required on existing lots 7,600 SF

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<sup>1</sup> For land owners seeking guidance on ESA compliance, while the City cannot assist, see USFWS Memorandum, Guidance on Trigger for an Incidental Take Permit Under Section 10(a)(1)(B) of the Endangered Species Act Where Occupied Habitat or Potentially Occupied Habitat is Being Modified, issued April 26, 2018.

or less in size. Unforested and undeveloped lots exceeding 7,600 SF may require CAO review.

- 2) Developed lots surrounded by existing development (homes, streets, storm ponds, sidewalks, etc.) that are of a similar size have not required CAO review. This would not exclude sites on the periphery areas where adjacent lands are not developed at an urban density level.
- 3) Single-family lots vested under RCW 58.17 and/or TMC 15.44.040 will likely not require CAO review.

b. Commercial/Industrial/Institutional

- 1) New or additions to buildings proposed in areas with 30% or greater forested coverage, existing impervious surfaces or significantly disturbed pervious areas (i.e. evidence of compacted gravel, formal landscape areas or other scenarios that would exclude the proposed developed area as being defined as habitat) have typically not required CAO review.

4. **Approved United States Fish and Wildlife Service (USFWS)**

**Avoidance/Mitigation Strategy** – Any projects that have consulted with USFWS and have a documented avoidance/mitigation strategy that is acceptable to USFWS can typically proceed with normal permitting.

5. **Site Screening** – Properties may be screened by a qualified professional. Alternately, USFWS may screen properties by arrangement between the property owner and USFWS. At least two screenings, no less than 30 days apart, between June 1 and October 31, are consistent with best available science to determine the presence or absence of MPG.

**PRIOR GUIDANCE:** This Administrative Determination supersedes and replaces the City's prior Administrative Determination on Mazama Pocket Gopher Screening Protocol dated October 31, 2017.

**APPEAL:** This code determination shall become effective on the above date. Any person affected by this determination may appeal this decision to the Tumwater Hearing Examiner pursuant to Chapter 18.62 of the Tumwater Municipal Code.

## **APPENDIX F**

# **Mazama Pocket Gopher Screening Field Forms**

<p>Site Name and Parcel #</p>	<p>Parcel #: <u>No Parcel City Right of Way</u></p> <p>Project #: _____</p> <p>Site/Landowner: <u>Israel Rd Tumwater Center</u></p>
<p>How were the data collected? (circle the method for each)</p>	<p>Transect:      Trimble      <u>Garmin</u>      Aerial</p> <p>Mounds              <u>Trimble</u>      Garmin      Aerial</p> <p>Notes: _____</p>
<p>Field Team Personnel: (Indicate all staff present, CIRCLE who filled out form)</p>	<p>Name: Curtis Wambach</p> <p>Name: Viri Cortez</p> <p>Name: _____</p>
<p>Others onsite (name/affiliation)</p>	
<p>Site visit # (CIRCLE all that apply)</p>	<p><u>1<sup>st</sup></u>              2<sup>nd</sup>              Unable to screen</p> <p>Notes: one out of two screening visits</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</p> <p>Flooded Other _____ Notes:</p>
<p>Describe visibility for mound detection:</p>	<p>Poor      <u>Fair</u>      Good      Notes:</p> <p>Heavily forested and understory vegetation on majority of the site</p>
<p>Request mowing? (CIRCLE and DESCRIBE WHERE MOWING IS NEEDED and SHOW ON AERIAL PHOTO</p>	<p>Yes      <u>No</u>      N/A      Notes:</p>

Mounds observed over the whole site are characteristic of:  Quantify or describe amount of each type and approx. # of mounds  <i>Group = 3 mounds or more</i>	MPG Mounds	Likely MPG Mounds	Indeterminate	Likely Mole Mounds	Mole Mounds
	0	0	0	0	0
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: Heavily forested and understory vegetation on majority of the site				
Team reviewed and agreed to data recorded on form?  (CIRCLE, and EXPLAIN if "No")	Yes	No	Reviewed by initials: <u>CW</u> <u>VC</u> _____		Notes:

Previous site visit 10 June 2022

<p>Site Name and Parcel #</p>	<p>Parcel #: <u>No Parcel Number</u></p> <p>Project #: _____</p> <p>Site/Landowner: <u>Israel Rd Tumwater Center</u></p>
<p>How were the data collected? (circle the method for each)</p>	<p>Transect:      Trimble      <u>Garmin</u>      Aerial</p> <p>Mounds          <u>Trimble</u>      Garmin      Aerial</p> <p>Notes: _____</p>
<p>Field Team Personnel: (Indicate all staff present, CIRCLE who filled out form)</p>	<p>Name: Viri Cortez</p> <p>Name: _____</p> <p>Name: _____</p>
<p>Others onsite (name/affiliation)</p>	<p>_____</p>
<p>Site visit # (CIRCLE all that apply)</p>	<p>1<sup>st</sup>      <u>2<sup>nd</sup></u>      Unable to screen</p> <p>Notes: one out of two screening visits</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</p> <p>Flooded Other _____ Notes:</p>
<p>Describe visibility for mound detection:</p>	<p>Poor      <u>Fair</u>      Good      Notes: Most of the site is forested with dense understory</p>
<p>Request mowing? (CIRCLE and DESCRIBE WHERE MOWING IS NEEDED and SHOW ON AERIAL PHOTO</p>	<p>Yes      <u>No</u>      N/A      Notes: majority of property is forested with understory vegetation and exciting dirt roads</p>



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

Previous site visits 10 June 2022 & 8 September 2022

<p>Site Name and Parcel #</p>	<p>Parcel #: <u>No Parcel City Right of Way</u></p> <p>Project #: _____</p> <p>Site/Landowner: <u>Israel Rd Tumwater Center</u></p>
<p>How were the data collected? (circle the method for each)</p>	<p>Transect:      Trimble      <u>Garmin</u>      Aerial</p> <p>Mounds      <u>Trimble</u>      Garmin      Aerial</p> <p>Notes: _____</p>
<p>Field Team Personnel: (Indicate all staff present, CIRCLE who filled out form)</p>	<p>Name: Viri Cortez</p> <p>Name: _____</p> <p>Name: _____</p>
<p>Others onsite (name/affiliation)</p>	
<p>Site visit # (CIRCLE all that apply)</p>	<p>1<sup>st</sup>      2<sup>nd</sup>      <u>3<sup>rd</sup></u>      Unable to screen</p> <p>Notes: one out of two screening visits</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</p> <p>Flooded Other _____ Notes:</p>
<p>Describe visibility for mound detection:</p>	<p>Poor      <u>Fair</u>      Good      Notes:</p>
<p>Request mowing? (CIRCLE and DESCRIBE WHERE MOWING IS NEEDED and SHOW ON AERIAL PHOTO</p>	<p>Yes      <u>No</u>      N/A      Notes: majority of property is forested with understory vegetation and exciting dirt roads</p>

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



**Nisqually Indian Tribe  
Tribal Historic Preservation Office  
4820 She-Nah-Num Dr. S.E.  
Olympia, WA 98513  
(360) 456-5221**

March 7, 2023

To: Tami Merriman, Permit Manager  
City of Tumwater  
Community Development  
555 Israel Road SW  
Tumwater, WA 98501

**Re: TUM-22-0027**

The Nisqually Indian Tribe's THPO has reviewed the cultural resources survey report that was provided for the above-named project and concurs with the conclusions and recommendations. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Although the Nisqually Indian Tribe concurs with the findings in this report, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.

Sincerely,

Brad Beach, THPO  
Nisqually Indian Tribe  
360-528-1084  
360-456-5221 ext. 1277  
[beach.brad@nisqually-nsn.gov](mailto:beach.brad@nisqually-nsn.gov)

cc: Annette Bullchild, Director, Nisqually Indian Tribe

# WASHINGTON FORESTRY CONSULTANTS, INC.

FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



O: 360/943-1723  
C: 360/561-4407

9136 Yelm Hwy SE  
Olympia, WA 98513

- Preliminary Tree Protection Plan-

## YORKSHIRE PROJECT

Tumwater Blvd. SW  
Tumwater, Washington

Prepared for: Glenn Wells Architects

Prepared by: Washington Forestry Consultants, Inc.

Date: December 1, 2022

The project proponent is proposing to construct a 1,150-unit multi-family complex on three parcels totaling 25.52 acres between Tumwater Blvd. SW and Israel Road SW in Tumwater, WA. Washington Forestry Consultants, Inc. was retained to examine the trees on these proposed new project parcels.

### Scope of Work

The purpose of the evaluation was to:

1. Complete an inventory of existing trees, and
2. Make recommendations for retention and/or replacement as per Chapter 16.08.070, the Tumwater Tree Protection Ordinance.
3. Prepare a tree protection plan.

### Methodology

WFCI has inventoried all trees 6-inches and larger diameter at breast height (DBH) in the proposed project area using standard forestry sampling methodology. Nineteen variable area plots were installed on a systematic grid across the site. The plot locations are marked in the field with pink and black striped flagging. Data from the counts of significant trees were entered into SuperAce<sup>®</sup>, a forest inventory software program that projected the total number of significant trees in the buildable area of the project. This plot data will be used to determine the tree retention requirement. Sampling was designed to, and achieved a 95% confidence level for the projection of the population of significant trees.

The tree evaluation phase used methodology developed by Matheny and Clark (1998)<sup>1</sup> and the International Society of Arboriculture.

### **Soils and Site Description**

The project includes parcels: 12704431300 (8.43-acres), 12704440103 (16.18-acres), and 12704440100 (0.91-acres) located in Sec. 4, T17N, R2W, W.M., City of Tumwater, Thurston County, Washington.

The topography of the project site is flat to gently rolling. It is bordered by Israel Road SW and an undeveloped lot to the north, an undeveloped lot to the east, Tumwater Blvd. SW to the south, and an apartment complex, four undeveloped lots, and a veterinary clinic to the west. There are no improvements on the site.

According to the Natural Resource Conservation Service there are two soil types on the parcels; the Cagey loamy sand, and the Nisqually loamy fine sand.

The first soil type is the Cagey loamy sand, a very deep, moderately well drained soil found on terraces. It formed in sandy glacial drift. Permeability is rapid. Available water capacity is moderate. The effective rooting depth for trees is 60 inches or more. A seasonal high-water table is at a depth on 18 to 30 inches from November to April. Runoff is slow and the hazard of erosion is slight. Windthrow hazard is slight under normal conditions. This is the dominant soil type on the site.

The second soil type is the Nisqually loamy fine sand, a very deep, somewhat excessively drained soil found on terraces. It is formed in sandy glacial outwash. Permeability is moderately rapid in the surface layer and very rapid in the substratum. Available water capacity is moderate. The effective rooting depth for trees is 60 inches or more. The potential for windthrow of trees is slight under normal conditions. New trees require irrigation for establishment.

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<sup>1</sup> Nelda Metheny and James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees during Land Development. International Society of Arboriculture, Champaign, IL.

**Figure 1: Yorkshire Project soil map.**



20 – Cagey loamy sand  
73 – Nisqually loamy fine sand

## Existing Trees

There are four distinct forest cover types on the site.

Type I. – Type I (8.59-acres) is a well-stocked stand of bigleaf maple (*Acer macrophyllum*), black cottonwood (*Populus trichocarpa*), Douglas-fir (*Pseudotsuga menziesii*), grand fir (*Abies grandis*), red alder (*Alnus rubra*), western redcedar (*Thuja plicata*), and western hemlock (*Tsuga heterophylla*). The diameter of the trees in the stand range in size from 6 to 48 inches DBH. There were few trees in the small diameter classes, most trees were larger than 20 inches DBH. The stand was thinned in the early 2000's. A summary of tree species, diameter range, trees per acre, number of trees and the percent composition of each species are provided in Table 1. The condition of the trees ranges from 'Very Poor' to 'Good'. There are many quality trees in this type to retain.



**Photo 1: Typical trees in Cover Type I.**



Table 1. -- Inventory summary for forest cover Type I.

Species	DBH Range	Trees/Acre	# of Trees	% Composition
Bigleaf Maple	6 – 38	30	258	37%
Cottonwood	22 – 36	2	17	2%
Douglas-fir	21 – 40	12	103	15%
Grand Fir	25 – 32	2	17	2%
Red Alder	15 – 18	7	60	9%
Western Redcedar	13 – 48	27	232	33%
Western Hemlock	26	1	9	2%
<b>Total</b>	<b>6 – 48</b>	<b>81</b>	<b>696</b>	<b>100%</b>

The understory of this type includes salal (*Gaultheria shallon*), western hazel (*Corylus cornuta*), Oregon grape (*Mahonia nervosa*), sword fern (*Polystichum munitum*), other broadleaf weeds, and grasses.

Type II. – Type II (8.59-acres) is a very poorly stocked stand of bigleaf maple, Douglas-fir, western redcedar, and western hemlock. The area was previously cleared of most trees. The type was not replanted after it was harvested. A summary of tree species, diameter range, trees per acre, number of trees and the percent composition of each species are provided in Table 2. The condition of the trees ranges from ‘Very Poor’ to ‘Good’. Only the conifer trees in this type would be suitable for retention.



**Photo 2: Typical appearance Cover Type II.**

Table 2. -- Inventory summary for forest cover Type II.

Species	DBH Range	Trees/Acre	# of Trees	% Composition
Bigleaf Maple	28	1	9	10%
Douglas-fir	22 – 35	5	43	50%
Western Redcedar	25 – 40	2	17	20%
Western Hemlock	18	2	17	20%
<b>Total</b>	<b>18 – 40</b>	<b>10</b>	<b>86</b>	<b>100%</b>

The understory of the type includes salmon berry (*Rubus spectabilis*), bitter cherry (*Prunus emarginata*), western hazelnut, Scotch broom (*Cytisus scoparius*), trailing blackberry (*Rubus ursinus*), Himalayan blackberry (*Rubus armeniacus*), broadleaf weeds and grasses.

Type III. – Type III (3.49-acres) is a moderately stocked stand of lodgepole pine (*Pinus contorta*), bigleaf maple, black cottonwood, noble fir (*Abies procera*), red alder, and western redcedar. The type was also thinned in the early 2000’s. The main part of the stand is lodgepole pine with the secondary species growing on the perimeter. A summary of tree species, diameter range, trees per acre, number of trees and the percent composition of each species are provided in Table 3. The condition of the trees ranges was ‘Very Poor to ‘Good’. The conifer in this type would be suitable for retention.



**Photo 3: Typical appearance of trees in Cover Type III.**

Table 3. -- Inventory summary for forest cover Type I.

Species	DBH Range	Trees/Acre	# of Trees	% Composition
Bigleaf Maple	18	4	14	8%
Cottonwood	18 – 22	17	59	36%
Lodgepole Pine	15 – 22	21	73	44%
Noble Fir	32	1	3	2%
Red Alder	26	2	7	4%
Western Redcedar	34 – 52	3	10	6%
<b>Total</b>	<b>18 - 52</b>	<b>48</b>	<b>166</b>	<b>100%</b>

The understory of the type includes trailing blackberry, Himalayan blackberry, salmon berry, western hazelnut, broadleaf weeds and grasses.

Type IV. – Type IV (4.86-acres) is a moderately stocked stand of bigleaf maple, western redcedar and Douglas-fir. The diameters of trees in the stand range in size from 10 to 52 inches DBH. A summary of tree species, diameter range, trees per acre, number of trees and the percent composition of each species are provided in Table 4. The condition of the trees ranges from ‘Poor’ to ‘Good’. There are some quality trees in this type to retain.



**Photo 4: Typical appearance of trees in Cover Type IV.**

Table 4. -- Inventory summary for forest cover Type IV.

Species	DBH Range	Trees/Acre	# of Trees	% Composition
Bigleaf Maple	14 – 38	20	97	36%
Douglas-fir	24 – 34	4	19	7%
Western Redcedar	10 – 52	31	151	57%
<b>Total</b>	<b>10 – 52</b>	<b>55</b>	<b>267</b>	<b>100%</b>

The understory of the type includes salmon berry western hazelnut, Scotch broom (*Cytisus scoparius*), trailing blackberry, Himalayan blackberry, broadleaf weeds and grasses.

**Historic Trees.** -- No Historic Trees occur on the site.

**Specimen Trees.** – No trees were considered to be specimen trees.

**Off-Site Trees.** -- Tree removal on this parcel will increase wind exposure to off-site trees on the undeveloped parcels to the east of the site.

### Tree Protection Areas

The City of Tumwater requires 5% of the total buildable area of the site to be set aside as tree protection area. The site plan provided, with a 5-lane option on Tyee Drive, shows tree protection in three ‘Tree Tact Open Space’ areas totaling 1.09 acres in the southwest and southeast corners of the site.

### Minimum Stocking Calculation

The City of Tumwater Tree and Vegetation Protection Ordinance requires that 20% of the existing trees (or 12 trees per acre, whichever is larger) be saved on site.

The following is a summary of the proposed tree retention:

Total Project Acreage:	25.52 acres
Total # of trees on the Project	1,215 trees
<b>Required Retention (12 Trees/acre) *</b>	<b>306 trees</b>
Required Retention (20%): **	243 trees
Site Area	25.52 acres
Rights-of-way Dedication	3.82 acres
Buildable Area	21.70 acres
Required Tree Tract Acreage (5% of buildable area)	1.09 acres
Proposed Tree Tract Areas	1.09 acres

Planned Tree Retention in Tree Tracts: 91 trees

Shortfall of Required Retention (306 - 91) 215 trees

\* Used for required tree retention calculation.

\*\* Ordinance requires 20% or 12 trees/acre, whichever is greater – Sample calculation.

A Tree Replacement Plan is necessary since planned retention is short of the minimum stocking requirement by 215 trees. The Tumwater tree ordinance requires that 3 replacement trees be planted for every tree short of the required tree retention. This means that **645** trees will need to be replanted on the site in addition to the required landscaping.

### **Tree Species for Inter-planting**

We recommend that the following conifer tree species be used to interplant any gaps in the tree protection areas:

- Western redcedar
- Douglas-fir
- Incense-cedar
- Austrian pine

The trees should be at least 6-7 foot tall balled and burlap trees with well-developed central leaders.

The landscape plan (prepared by others) should incorporate some deciduous accent and shade trees to provide a mix of color, texture, and size across the site. The street tree selection should correspond to the Tumwater Comprehensive Street Tree Plan recommendations. All tree species should be planted and mulched according to industry standards.

### **Tree Protection during Construction**

The tree protection fence should be orange mesh plastic, and be erected after logging and clearing, but prior to grading. No trenches, cuts, fills, drainage modification, irrigation lines, storing of materials, equipment operation, or other activity should occur within the critical root zone of protected trees. The tree protection and silt fences should be installed at least 5 feet beyond the driplines of trees to be saved.

If there are to be encroachments on any trees due to any change in the site plan, each tree should be evaluated to determine the impacts on tree survival and safety prior to the impact.

## **Pruning**

All trees to be retained near structures, streets, or other targets should be crown cleaned to remove dead, dying, diseased, structurally defective, or extra branches. Crown raising or side trimming may be necessary to provide building and ground clearances for sidewalks and parking lots. All pruning should conform to the ANSI A300<sup>2</sup> standards for proper pruning, and be completed by or supervised by an ISA Certified Arborist®.

## **Landscape Installation**

Grading, rototilling, and installation of irrigation lines should not impact the critical root zones (CRZ) of the protected trees. Noxious vegetation such as blackberry and Scotch broom should be selectively removed from tree tract areas by hand.

If additional fill is required to achieve desired grades, no more than 20% of the protected trees root zone should be covered with fill depths over 2 inches. If impacts must exceed 20% of the CRZ, the tree should be further evaluated by a Washington Forestry Consultants, Inc. (WFCI) to determine if removal and replacement is more appropriate.

## **Monitoring**

Tree protection fences should be inspected by WFCI after installation to insure that they are properly located and installed. The fences should be maintained until installation of the final landscaping.

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<sup>2</sup> American National Standard ANSI A300 (Part 1). 2008. Pruning for Tree Care Operations - Tree, Shrub, and Other Woody Plant Management - Standard Practices (Pruning). Tree Care Industry Association. Londonderry, NH. 13 pgs.

## Sequence of Events for Tree Protection Activity

1. Stake the clearing limits.
2. Contact WFCI to inspect and re-inspect trees in the final tree protection areas to confirm that no hazardous trees are retained and that tree counts are correct.
3. Applicant can then complete necessary pruning and hazard tree removal from the tree protection areas if necessary.
4. Heavily mark the clearing limits adjacent to the tree tracts.
5. Complete logging and clearing.
6. Install tree protection fences prior to the start of grading as prescribed by WFCI.
7. If unforeseen changes will impact a tree(s), then WFCI should re-evaluate the tree(s) before construction, to design mitigation if necessary.
8. Complete construction.
9. Contact WFCI to inspect all large trees **after** construction is complete to ensure that protected trees were not damaged or made hazardous.
10. Conduct **annual** hazard tree evaluation to determine short- and long-term effects of site changes on protected trees.

## Summary

The 5% tree protection requirement has been met by saving 1.09 acres of tree tract. It is projected that a total of 91 healthy trees can be protected on the site. This is below the minimum requirement of 12 trees per acre (306) by 215 trees.

A total of 645 trees, in addition to the required landscaping, will need to be replanted to meet the city of Tumwater minimum stocking requirement. We suggest that inter-planting the tree tracts with suitable tree species where gaps in the tree cover occur. Payment for the shortfall of planted trees can, with approval, be made to the Tumwater Tree Fund.

Please give us a call if you have any questions.

Respectfully submitted,

Washington Forestry Consultants



Galen M. Wright, ACF, ASCA  
ISA Bd. Certified Master Arborist PN-129BU  
Certified Forester No. 44  
ISA Tree Risk Assessor Qualified



Joshua Sharpes  
Professional Forester  
ISA Certified Arborist  
Municipal Specialist, PN-5939AM  
ISA Tree Risk Assessor Qualified

## APPENDIX I - Yorkshire Project Site Aerial Photo with Forest Cover Types

(Thurston County Geodata 2018)



— Project Boundaries  
●●●●● Forest Cover Type Lines

**Type I:** BM, cw, df, gf, ra, rc, wh – 6 – 48 DBH – 81 Trees/acre

**Type II:** DF, bm, rc, wh – 18 – 40” DBH – 10 Trees/acre

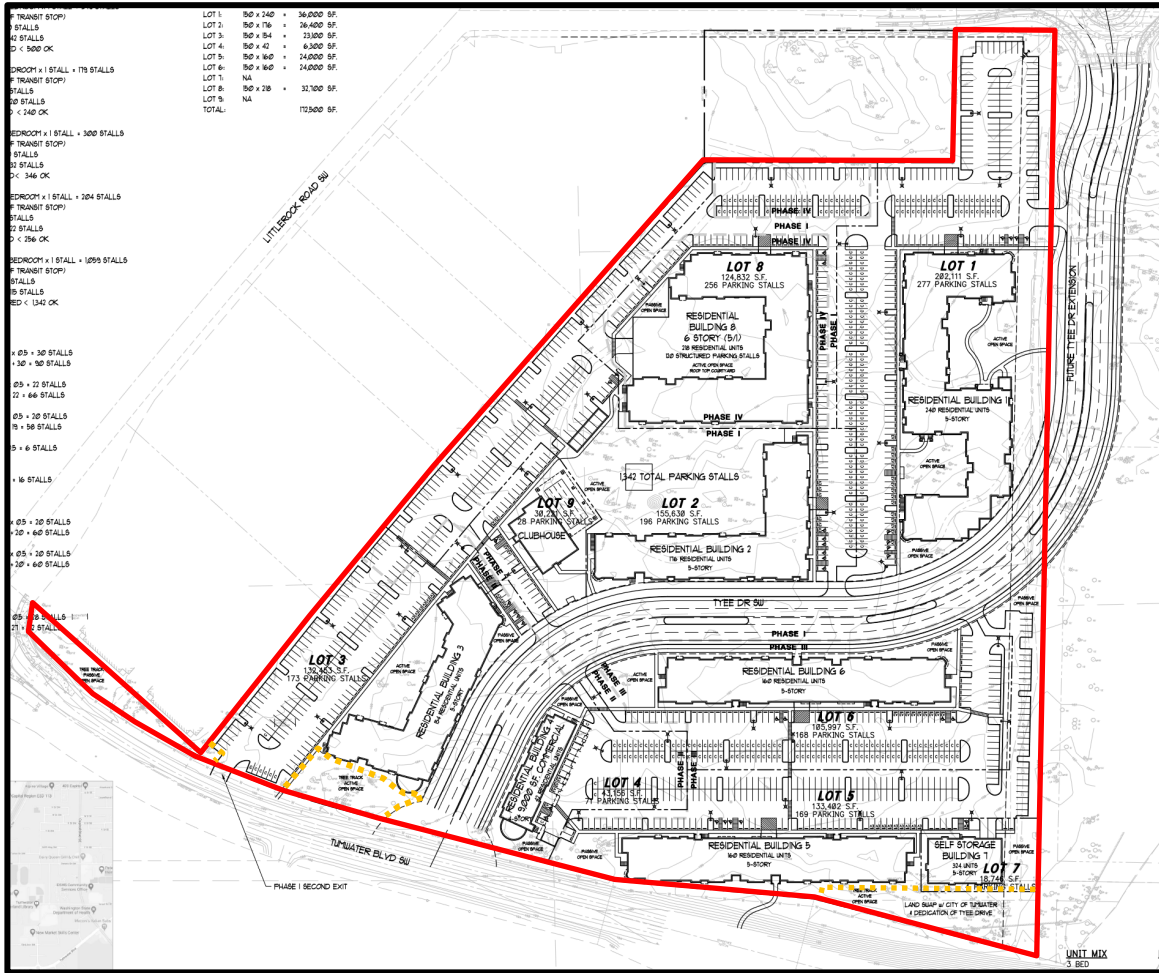
**Type III:** LP, bm, cw, nf, ra, rc – 15 – 52” DBH – 48 Trees/acre

**Type IV:** RC, bm, df – 10 – 52” DBH – 55 Trees/acre



## APPENDIX II

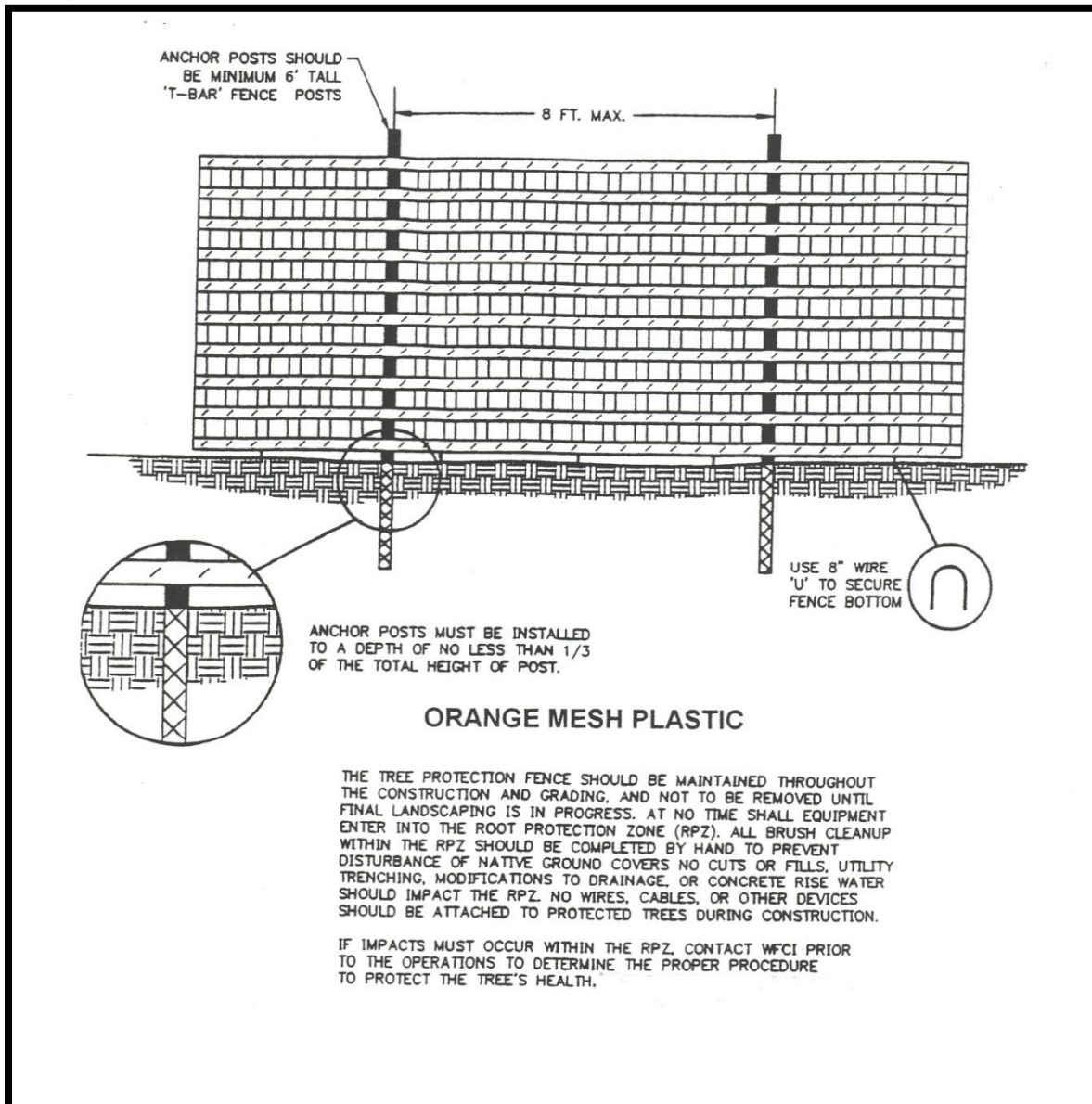
### Yorkshire Project Site Plan



- Tree Protection Fence Locations - at perimeter of tree tract.
- Site Boundary

## APPENDIX III

### Tree Protection Fence Detail



## APPENDIX IV

### Assumptions and Limiting Conditions

- 1) Any legal description provided to the Washington Forestry Consultants, Inc. is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- 2) It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, unless otherwise stated.
- 3) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, Washington Forestry Consultants, Inc. can neither guarantee nor be responsible for the accuracy of information.
- 4) Washington Forestry Consultants, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 5) Loss or alteration of any part of this report invalidated the entire report.
- 6) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc.
- 7) Neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc. -- particularly as to value conclusions, identity of Washington Forestry Consultants, Inc., or any reference to any professional society or to any initialed designation conferred upon Washington Forestry Consultants, Inc. as stated in its qualifications.
- 8) This report and any values expressed herein represent the opinion of Washington Forestry Consultants, Inc., and the fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence neither of a subsequent event, nor upon any finding in to reported.
- 9) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 10) Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or other plant or property in question may not arise in the future.

***Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.***



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

December 30, 2022

GRANDVIEWS YORKSHIRE LLC  
PO BOX 159  
ARLINGTON, WA 98223

RE: Water and Sewer Availability – Parcels #12704440103, 12704440100, 12704431300  
*Sent via email to Tyrell Bradley [tbradley@ldccorp.com](mailto:tbradley@ldccorp.com)*

Dear GRANDVIEWS YORKSHIRE LLC,

The City of Tumwater, WA PWSID #89700Q, is pleased to accommodate your request for water and sewer connection and service to the above parcel sited south of Israel Rd SW and east of Littlerock Rd SW. The parcel is zoned General Commercial and Mixed Use. The requested services can be accommodated by the City under the following conditions:

1. Sewer and water extensions to serve the development will be per the City of Tumwater's comprehensive plans.
2. Easements necessary for utility maintenance shall be dedicated to the City of Tumwater in advance of making the physical connection to the water and sewer systems.
3. All connection/latecomer fees, if any, are due at time of building permit issuance or before subdivision.
4. Existing water wells or septic systems, if any, will be legally decommissioned.
5. Follow and comply with all standard city requirements.

This letter serves as the City's Certificate of Water and Sewer Availability for the proposed development of 1,150 multifamily apartment units and clubhouse, a 9,000 square-foot commercial space, and 324-unit self-storage facility for domestic water and sewer uses. The project has been approved for **1,268.7 Water ERUs and 1,047.9 Wastewater ERUs**, per TMC 13.08 and TMC 13.04. If additional consumptive needs for the project are identified, please notify us as soon as possible.

This agreement will expire 180 days after the date shown above. This agreement will remain valid for the duration of permit approval coverage, including extensions. Additional information may be required to accurately determine wastewater connection fees. If you have further questions, please contact Matt Webb at 360-754-4140.

Regards,

Carrie Gillum, Water Resources Specialist

cc: Dan Smith, Water Resources & Sustainability Director  
Matt Webb, Engineer III  
Jeff Query, Engineer II