CITY OF TUMWATER

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

DETERMINATION OF NON-SIGNIFICANCE (DNS)
TUM-26-0115
5th Ave Townhomes Preliminary Plat

Description of proposal: The applicant is proposing a subdivision of a parcel totaling 1.69 acres into 11 single family attached lots and one open space/stormwater tract. The development will include infrastructure, frontage improvements, and open space.

Applicant Representative: Erik Ainsworth, 5737 Linderson Way SW, Tumwater, WA 98501.

Location of proposal: One parcel totaling 1.69 acres located at 585 5th Ave SW, Tumwater, WA 98512. Tax Parcel Number 33203200001.

Lead agency: City of Tumwater, Community Development Department.

As provided by RCW 43.21C.240 and WAC 197-11-158, the lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the applicable development regulations and comprehensive plan adopted under RCW 36.70A and in other local, state, or federal laws or rules. Therefore, this proposal is not likely to have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c), and the lead agency will not require additional mitigation measures under SEPA. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted no later than September 11, 2026, by 5:00 p.m.

Date: August 28, 2026

Responsible official:

Brad Medrud, AICP
Community Development Director

Contact person: Alex Baruch, Senior Planner 360-754-4180
555 Israel Road SW Tumwater, WA 98501

Appeals of this DNS must be made to the City Clerk, no later than September 17, 2026, by 5:00 p.m. All appeals shall be in writing, be signed by the appellant, be accompanied by a filing fee of $2,000.00, and set forth the specific basis for such appeal, error alleged and relief requested.

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

TUM-26 -0117

07-31-2026
DATE STAMP
RESUB

RECEIVED BY: Kerri

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

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

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background Find help answering background questions

1. Name of proposed project, if applicable:

5TH AVE TOWNHOMES PLAT

2. Name of applicant:

ASH HOLDINGS LLC

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

3425 MERRYMAN PL SE OLYMPIA, WA 98501

4. Date checklist prepared:

7/31/26

5. Agency requesting checklist:

City of Tumwater

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

One phase starting March, 2027 completed July, 2027

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

No

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

Critical slope evaluation and geotechnical report. Tree report.

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

None known

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

None other than applied for through the city of Tumwater

City of Tumwater Approvals Needed: Preliminary Plat, Environmental Review, Site Development Grading, Right-of-Way, Building Permits.

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

The existing lot appears to be a undeveloped property zoned LDR. The existing lot is approximately 1.69 acres. The townhome plat proposal includes the subdivision of the lot into a 11-townhome lots (THP) plat with associated utilities, access roadway, frontage improvements and landscaping.

The proposed 11-unit townhome lots are planned to be located on the eastern edge of the parcel.

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.

This project is located off of South 5th Avenue SW. The legal description is shown on the preliminary plat map.

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

The project site is 1.72 acres in size and roughly square in shape. The site slopes gently to the southeast between 8 and 10 degrees for roughly 160 feet then levels out to between 0 and 5 degrees to a gentle swale at the approximate of the center of the site. The gully trends to the southwest towards the lowest point of the property. Immediately to the west of the site is a heavily forested slope that trends to the southwest. The slope descends from the northwest corner of the property at approximately 10 degrees for 130 feet then steepens to 20 degrees for 150 feet then continues to descend at between 6 and 15 degrees for 170 feet to Barnes Boulevard. The site is generally void of large vegetation covered primarily in rough cut grass. At the southwest quadrant of the property the property has a few large evergreen trees.

Slopes on site are typically inclined at a 3H:1V or less, with few localized areas exceeding 40 percent. Those localized areas that may be oversteepened are typically less than 10 feet in vertical extent, tapering above and below. Shallow soils do not display any evidence of recent or historic slides. In consideration of the available information, and our direct observations, at this time QG does not consider the site or subject slopes to be an active landslide hazard area. From a

geotechnical standpoint, no portions of the subject slopes are considered "unbuildable". Some areas may require greater effort and engineered solutions, such as deeper foundations, or retaining walls, with generally conventional construction techniques.

The entire site is sloped to some degree, and therefore QG does not impose any specific slope crest or toe setback. Setbacks instead should be considered more as embedment requirements to protect

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

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

Less than 3:1

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.

Undifferentiated Glacial Deposits – Sandy Silt (ML):

Beneath a thin (0.5 and 1 foot thick) organic-rich topsoil cover, native shallow soils over the entirety of the site are undifferentiated glacial deposits is composed of silty sand with trace to some gravel. The material was typically dry to slightly moist, tan to gray to red-brown, and appeared generally medium dense to very dense. The unit also composed of several sandy layers. No seepage was noted within this unit. Percolation of stormwater is anticipated to be minimal due to the elevated fine-grained content.

Weathered Bedrock – Poorly-Graded Gravel with Sand and Silt (GP):

Soils interpreted as weathered bedrock was found within the southwest and the northeast quadrant of the property. Weathered bedrock was composed of poorly-graded gravel with sand and silt that was found in dense and slightly moist conditions. Soils were found a 5.8 feet BPG within the southwest corner within test pit TP-3 and 4.0 feet BPG within the northeast quadrant of the site within test pit TP-3. Weathered bedrock was immediately underlain by competent intact bedrock similar to the Crescent Formation described above.

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

According to geotechnical report None.

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.

The area proposed to be disturbed as part of this project is 0.84 acres including approximately

3,500 cy of fill and 1100 cy of cut. Structural fill source has not been determined yet. The source will be approved prior to bringing fill to site.

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

Yes via offsite flows.

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

19% of roof driveway, sidewalk and frontage improvements.

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

Utilize SWPPP and maintain during construction.

2. Air Find help answering air questions

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Those typical of residential construction.

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

None known.

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

Follow city and IBC construction standards.

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

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

No

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

No

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

None

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

No

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

No

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

No

b. Ground Water: Find help answering ground water questions

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

No

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

No waste will be discharged to the ground.

c. Water Runoff (including stormwater):

a) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Stormwater runoff will be collected with catch basins, gutters and stormwater pipe and route it to the adjacent bioretention ponds for treatment and infiltration.

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

It is possible but not likely.

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

General stormwater drainage patterns are being held generally consistent with the original drainage patterns.

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

Comply with current stormwater manual.

4. Plants Find help answering plants questions

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

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

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

0.84 acres of mainly grass with a few trees and shrubs is proposed to be removed as part of this project. The remainder of the site is proposed to be maintained in their current vegetated state.

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

No known endangered species are located on or near the site.

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

Comply with current

Comply with required tree retention and landscape code.

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

Some potential plants such as St. Johnswort, English holly, English ivy, Herb-Robert, Himalayan blackberry, Scot's Broom, Thistles may be present on site.

5. Animals Find help answering animal questions

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

Hawk, songbirds, deer, osprey, ravens, rabbits, coyotes,

Examples include:

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

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

Per the WDFW PHS list the following animals are listed that could be present in the are of this project. Band-tailed Pigeon, Vaux's Swift, Oregon Vesper Sparrow, Streaked Horned Lark, Big Brown Bat and Myotis Bats, Townsend's Big-eared Bat, Mazama Pocket Gopher, Blue-gray Taildropper, Western Bumblebee, Puget Blue Butterfly, Valley Silverspot. None of these have been observed onsite to our knowledge.

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

This property is located within the Pacific Flyway bird migration route.

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

Comply with city and building codes for construction. We will cut the designated trees down during non-migrating time of the year or a biologist will be hired to insure that no endangered species are nesting in the trees to be removed. The project will also comply with city development and building code. This site is not located in a Mazama Pocket Gopher habitat per the cities Mazama Pocket Gopher Screening Determination (see attached).

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

None known.

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electric, natural gas and solar for residential use.

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

No the residential house construction will not block sunlight from neighboring properties.

3. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

The project proposes to comply with the current energy code that includes energy conservation.

7. Environmental Health Find help with answering environmental health questions

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

Chemicals consistent with residential landscaping and cleaning.

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

None known on the site.

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

None known on site.

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

Fuel and lubricants used for construction equipment and those consistent with residential land use.

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

No special emergency services are likely to be needed for this project.

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

b. Noise

Comply with work being performed during business hours allowed per city ordinance.

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

Noise typical of residential neighborhoods.

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

Noise typical of construction equipment to build the infrastructure for the project and construct the homes.

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

Comply with work being performed during business hours allowed per city ordinance.

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Residential lots and neighborhood road grid.

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

No farming is known to occur on this property.

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

c. Describe any structures on the site.

No existing structure on site

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

No

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

LDR Low Density Residential

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

LDR Low Density Residential

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

Not Applicable

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

No

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

30-40

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

0

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

Not Applicable

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

Comply with city and IBC codes.

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

Not Applicable

9. Housing Find help answering housing questions

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

11 middle income units.

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

None

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

No impacts need mitigation.

10. Aesthetics Find help answering aesthetics questions

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

35 ft per Zoning Code

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

None

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

Build units per building code requirements.

11. Light and Glare Find help answering light and glare questions

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

Area lights on residential homes during night hours.

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

Not likely since lighting will comply with building code.

Will also comply with lighting ordinance limiting glare off-site.

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

None known.

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

Lighting will comply with building code.

Will also comply with lighting ordinance limiting glare off-site.

12. Recreation Find help answering recreation questions

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

An active rec walking trail and picnic bench will be constructed on the open space tract in back of the units.

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

No

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

No impacts are expected.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

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

No

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

No

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

Review of GIS and County Maps.

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.

Not Applicable

14. Transportation Find help with answering transportation questions

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

5th Ave SW Local Residential Access Route

E St SW Local Residential Access Route

F St SW Local Residential Access Route

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

Yes a bus stop is withing ¼ mile of site.

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

Frontage improvements are required.

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

No

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

6 PM peak trips

Approximately 61 daily trips are anticipated.

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

Not likely.

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

Pay appliable permit and impact fees.

15. Public Services Find help answering public service questions

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

Yes the project will increase public service requirements for fire protection, police protection, public transit, health care, schools.

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

The residents pay taxes and impact fees that fund the services.

16. Utilities Find help answering utilities questions

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

electricity, natural gas, water, refuse service, telephone, sanitary sewer

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.

electricity, natural gas, water, refuse service, telephone, sanitary sewer

C. Signature Find help about who should sign

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

x Erik Ainsworth

Type name of signee: Erik Ainsworth, PE

Position and agency/organization: Civil Engineer

Date submitted: 7/31/2026

Reviewed by Alex Baruch, Senior Planner, 08-20-2026