

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

**DETERMINATION OF NON-SIGNIFICANCE (DNS)**  
**Sunrise Hills**  
**TUM-19-0318**

Description of proposal: The applicant is requesting Preliminary Plat approval (TUM-19-0317) to subdivide 10.72 acres into 36 single-family lots.

Proponent: Sunrise Hills LLC, Attn: Chul Kim, 454 SW 297<sup>th</sup> Street, Federal Way, WA 98023.


Location of proposal: The property is located on the north side of Sapp Road, east of Antsen Street, west of Crosby Boulevard and south of Brookside Road SW, in Tumwater, WA 98512, within a portion of the southwest quarter of the southwest quarter, Section 27, Township 18 N., Range 2 W.W.M. Parcel #12827330000.

Lead agency: City of Tumwater, Community Development Department.  
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement 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 DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted no later than July 11, 2019, by 5:00 p.m.

Date: June 27, 2019

Responsible official:

  
Michael Matlock, AICP  
Community Development Director

Contact person: Suresh Bhagavan, 360-754-4180  
555 Israel Road SW  
Tumwater, WA 98501

Appeals of this DNS must be made to the City Clerk, no later than July 17, 2019, by 5:00 p.m. All appeals shall be in writing, be signed by the appellant, be accompanied by a filing fee of \$175, and set forth the specific basis for such appeal, error alleged and relief requested.



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

TUM-19-0318

<b>RECEIVED</b>
MAR 25 2019
CITY OF TUMWATER COMMUNITY DEVELOPMENT
RECEIVED BY: Kelly

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. <b>Background</b> <u>[HELP]</u>	<b>EVALUATION FOR AGENCY USE ONLY</b>
<p>1. Name of proposed project, if applicable: <b>Sunrise Hill Plat</b></p> <p>2. Name of applicant: <b>Sunrise Hills LLC</b></p> <p>3. Address and phone number of applicant and contact person:  <b>Applicant: Chul M. Kim</b>  <b>454 SW 297<sup>th</sup> St</b>  <b>Federal Way, WA 98023</b>  <b>206-835-6300</b></p> <p><b>Agent: Stephen Bridgeford,</b>  <b>Contour Engineering LLC</b>  <b>PO Box 949</b>  <b>Gig Harbor WA 98407</b>  <b>253-857-5454</b></p> <p>4. Date checklist prepared: <b>March 2018</b></p> <p>5. Agency requesting checklist: <b>City of Tumwater</b></p> <p>6. Proposed timing or schedule (including phasing, if applicable): <b>It is anticipated that the site improvement for the the proposed plat will be built in a single phase.</b></p> <p>7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. <b>Not at this time</b></p> <p>8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  <b>Insight Geological, Inc. 2018. Geotechnical Engineering Report Steep Slope Evaluation. Prepared for Chul M. Kim, Ph.D., P.E..</b></p> <p><b>Parnell Engineering LLC. 2015. Soil Report for Drainage Purposes. Prepared for Chul M. Kim, Ph.D., P.E..</b></p> <p><b>Bradley-Noble Geotechnical Services. 2006, Soil Exploration Logs. Prepares for Mr Bill Turner, PE.</b></p> <p><b>Professional Forestry Services, Inc. 2018, Tree Plan For Sunrise Hill. Prepares for Chul M. Kim, Ph.D., P.E.</b></p>	<p><b>Preliminary Drainage Report - Contour Engineering</b></p>

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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.

No

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

**City of Tumwater – SEPA Determination  
Preliminary Plat  
Grading Permit  
Utility Permit  
Right-of-way/Frontage Improvement  
permits  
Final Plat**

**Washington State Dept. of Ecology – Construction Stormwater  
NPDES**

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.)

**The proposed is the subdivision of on parcels totaling 10.72 acres into 36 single-family residential lots. The plat will include six tracts: 1 shared access facilities, three Open Space/Landscape Areas and two utility tracts. Along with two new Cul-de-sac roads and two shared access located in easements. Both sewer and water mains will be construct through the site to connect to mains in Sapp Rd SW and Woodland Rd SW.**

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

**The site does not have an address at this time. The site is located north of Sapp RD SW between the intersection of Crosby Blvd SW (350 LF west) and Antsen St SW (360 LF east). The site also has frontage along the southern terminus of Woodland Dr SW.**

**Parcel ID: 12827330000**

**Section 27, Township, 18 Range 2**

## **B. Environmental Elements** [HELP]

## **EVALUATION FOR AGENCY USE ONLY**

### **1. Earth** [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

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

**The steepest slopes on site are approximately 50-60%**

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

**Per the 1986 Soil Conservation Service (SCS) Soil Survey. The soils on site are classified as Everett very gravelly, sandy loam, Indianola loamy sand and Schneider very gravelly loam**

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

**Per the Insight Geological, Inc. Steep Slope Evaluation dated September 4, 2018 no evidence of recent slope failure was observed and there is no landslide activity near the project site based on review of DNR maps.**

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.

**At this time the exact areas of clearing and grading activities is unknown. It is estimated that as much as 80% of the site will be cleared. The exact cut and fill quantities are also unknown currently. It is anticipated that the total cut and fill quantities will be 90,000 CY of material with a net fill of 6,900 CY. The source of any fill materials has not been determined.**

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

**As with any construction site, erosion can occur. A Temporary Erosion and Sediment Control (TESC) plan will be implemented during construction activities.**

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

**No more than 25% of the site will be covered with impervious surfaces**



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

**A Storm Water Pollution Prevention Plan (SWPPP) will be created for the development of the site and will be approved by state and local jurisdictions**

**2. Air** [\[help\]](#)

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

**During construction, there will be diesel exhaust emissions from construction equipment, and some dust can be expected from various construction operations depending on site and weather conditions. The only known sources of emissions from the completed project are from automobiles traveling to and from the development.**

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

**No, not to our knowledge.**

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

**Exhaust emissions during construction activities will not require mitigation. Dust can be controlled using Best Management Practices as outlined in the SWPPP mentioned above.**

**3. Water** [\[help\]](#)

- 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.

**No, not to our knowledge**

- 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.

**Not applicable there are no known water bodies.**

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

**Not applicable there are no known water bodies.**

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

**No surface water withdrawals or diversions are planned.**

- 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 waste materials will be discharged to surface waters as part of the proposed subdivision.**

b. Ground Water: [\[help\]](#)

- 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.

**Water will be provided by City of Tumwater. No water will be discharged into the ground other than stormwater runoff that is proposed to be infiltrated.**

- 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.

**None proposed, site will be served by sanitary sewer.**

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? Will this water flow into other waters? If so, describe.

**Runoff from the entire site will be collected via a system of ditches, catch basins, and conveyance pipes and directed to an**

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approved water quality facility. All treated water will then discharge to a retention (infiltration) pond located at the southeastern portion of the site

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

**No waste material will enter ground or surface water. Where needed, sites will be covered under Industrial SWPPPs and regulated by the local and state authorities. Employed BMPs (Best Management Practices) will provide necessary controls and water quality measures to ensure that waste material does not enter the ground or surface water.**

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

**Drainage at the site flows generally to the southwest. The proposed development will direct stormwater to a detention pond located in the southeast corner of the site.**

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

**Proposed measures for the site include water quality treatment and stormwater retention as indicated in 3.c.1 above.**

**4. *Plants* [help]**

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

☒ **X** deciduous tree: alder, maple, aspen, other  
☒ **X** evergreen tree: fir, cedar, pine, other  
☒ **X** shrubs  
☒ **X** 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?

**Approximately, 80% of the site will be cleared removing deciduous trees, evergreen trees, shrubs, and grasses. Tree preservation areas with fencing will be delineated onsite.**



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

**There are no known threatened or endangered species on or in the immediate vicinity of the site.**

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

**The development will be landscape and tree will be preserved to meet applicable City of Tumwater Municipal code.**

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

**There are no known noxious or invasive species on the Thurston County Noxious Weed List known to be on the site. The Thurston County Permitting Map GIS indicates that properties to the west had Tansy Ragwort discovered in 2014 it is unknown if the weed is still present.**

**5. *Animals* [help]**

- 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:

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.

**There are no known threatened or endangered species on or in the immediate vicinity of the site.**

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

**To our knowledge, the site is not a part of a migration route.**

**However, as with most of Western Washington, the project site is located within the Pacific flyway.**

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

**It is not anticipated that the proposed project will affect wildlife habitat or cause disturbance such that mitigation measures will be needed.**

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

**There are no known invasive animal species on or near the site**

## 6. *Energy and Natural Resources*

[\[help\]](#)

## EVALUATION FOR AGENCY USE ONLY

- 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.

**Electricity and potential natural gas will be used for the completed subdivision.**

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

**No, not to our knowledge**

- 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:

**The development will be built to conform to all applicable energy codes.**

## 7. *Environmental Health* [\[help\]](#)

- 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.

**Not to our knowledge**

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

**None known**

- 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**

- 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.

**None known**

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

**No special emergency services are anticipated**



- None known**

### ***b. Noise***

- 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.
- On a short-term basis, elevated noise levels will be generated by construction. Construction will be restricted to daytime hours. Long-term noise will be limited to that typical with single-family residential developments.**

- None proposed**

## 8. Land and Shoreline Use [\[help\]](#)

- The site is currently vacant. The properties immediately adjacent to the subject property are a mix of single-family residence and vacant undeveloped land. To our knowledge the proposed will not affect the adjacent or nearby uses.**

- No, not to our knowledge.**

- No, not to our knowledge.**

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c. Describe any structures on the site.

**The site is vacant/undeveloped.**

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

**Not applicable the site is vacant/undeveloped.**

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

**The current zoning of the site is RSR- Residential Sensitive resources. The properties to the west, north and northeast are also zoned RSR'. Properties to the east and south are zoned SFL- Single Family Low Density.**

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

**RSR- Residential Sensitive resources**

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

**Not applicable the site is not with a shoreline jurisdiction.**

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

**Yes, City mapping indicates there is a potential landslide hazard located on and in the vicinity of the property. The applicant has provided a geotechnical "Steep Slope Evaluation" by Insight Geological, Inc dated September 4, 2018. The report discusses the onsite landslide hazard and possible mitigation measures.**

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

**Based on the average household size of 2.6 people approximately 94 people residing within the proposed 36 lot subdivision.**

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

**Not applicable, the site is vacant**

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

**Not applicable, the site is vacant there are not displacement impacts.**

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

**The proposed subdivision will be reviewed by the City of Tumwater under both the Preliminary and Final Plat reviews to ensure compatibility with applicable codes and regulations as identified by Tumwater Municipal Code. The propose subdivision complies with the use permitted outright in the RSR zoning district and the Future Land Use Map.**



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- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:  
**Not applicable, there are no adjacent agriculture or forestlands**

**9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any?  
Indicate whether high, middle, or low-income housing.  
**The proposed subdivision will include 36 single-family residences.**
- b. Approximately how many units, if any, would be eliminated?  
Indicate whether high, middle, or low-income housing.  
**Not applicable, the site is vacant**
- c. Proposed measures to reduce or control housing impacts, if any:  
**The proposed adds residential units to the existing housing stock within the City of Tumwater.**

**10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
**The building height is typical of two-story single-family structures in the region. The building height will not exceed the 35' maximum height allowed by the underlying zoning district. The exterior building materials will be a combination of wood and composite siding, and roofing materials, glass windows, and concrete.**
- b. What views in the immediate vicinity would be altered or obstructed?  
**The clearing of the site, removal of buildings and vegetation and the construction of 36 single-family dwellings, all within the constraints of City of Tumwater regulation, will alter local views.**
- b. Proposed measures to reduce or control aesthetic impacts, if any:  
**Landscaping will be installed as required by City of Tumwater Municipal Code.**

**11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**Lighting will be typical of residential development and include streetlights and building lighting. Lighting will typically occur during nighttime hours and will be provided for safety and security throughout the single-family residential development.**

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- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
**Lighting or glare from the project will not be a safety hazard, interfere with views, or affect wildlife. Lighting will comply with all applicable City regulations.**

- 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 be designed to minimize light trespass on adjacent properties.**

**12. Recreation** [\[help\]](#)

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

**A trail head for Tumwater Hill Park is located approximately 0.5 miles by foot to the east of the property.**

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

**Not to our knowledge**

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

**The proposed subdivision will provide passive and active recreation amenities on site in compliance with Tumwater Municipal Code**

**13. Historic and cultural preservation**  
[\[help\]](#)

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

**The Department of Archaeology and Historic Preservation's WISAARD online database does not indicate that there are buildings, structures or sites either located on the subject property or in the immediate vicinity that are eligible or listed as eligible for preservation registers.**

- 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.

**Not to our knowledge, no professional studies have been conducted or are anticipated to be required.**

- 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.

**The Washington State Department of Archaeology and Historic Preservation's WISAARD online database, and Thurston County Public GIS.**

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

**If any archaeological sites, Traditional Cultural Properties (TCPs), or historic buildings are identified within or adjacent to the project area that are eligible for national, state, or local registers, additional coordination with City of Tumwater, WA Department of Archaeology and Historic Preservation, and ~~Puyallup Indian Tribe~~ (if applicable) will be necessary.**

**Potential mitigation measures for controlling impacts would be to avoid the resource and/or minimize impact to the resource by conducting additional archaeological testing, a TCP study, and/or further documentation of the historic building.**

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**Notify Squaxin, Chehalis  
and Nisqually Tribes**

**14. Transportation [help]**

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

**The site will be served by Sapp Rd SW and Woodland Dr SW.  
Access to the site will be from two new Cul-de-sac roads.**

- 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, Intercity Transit Routes 12 and 68 have bus stops  
approximately 0.50 miles to the north of the site near the  
intersection of Summerset Hill Dr SW and Crosby Blvd SW.**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

**Two parking spaces will be provided per dwelling unit, 72 total  
parking spaces will be provided. Parking will be located in the  
garage/driveway. No parking will be eliminated, the site is  
vacant.**

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- 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).

**Yes, vertical curb and gutter and sidewalk will be provided along the frontage Sapp Rd SW.**

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

**No, the project will not use water 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). What data or transportation models were used to make these estimates?

**Per the Institute of Transportation Engineers (ITE) Trip Generation 6<sup>th</sup> Edition the Single-Family Detached Housing Weekday Average Vehicle Trip rate is 9.57 trips per dwelling units or 344.52 trips per day for the completed development. The peak hour would occur between 4:00 and 6:00 p.m. at a rate of 1.01 trips per dwelling unit or 36.36 trips.**

- 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.

**Not to our knowledge**

- h. Proposed measures to reduce or control transportation impacts, if any:

**Payment of the City's transportation impact fee for residential developments**

**15. Public Services [\[help\]](#)**

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

**The site would require additional coverage for fire and police protection; however, it would be a minimal increase to the existing infrastructure supporting the community.**

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

No measures are proposed.

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**16. Utilities** [help]

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_
- c. 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.  
The development will require sewer (City of Tumwater) and water (City of Tumwater) main extensions. The connection will be made to the existing utilities located in Sapp Rd SW and Woodland Drive SW.

**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: Chul M. Kim

Name of signee Chul M. Kim

Position and Agency/Organization One of property owners,

Date Submitted: 3/25/2019

**Reviewed By: Chris Carlson, Permit Manager**  
**May 21, 2019**