



Exhibit 5

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

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Kingswood Commercial

Permit No. TUM-22-0234

March 16, 2023

Description of Proposal: The applicant is proposing a new seven lot commercial binding site plan with associated open space, parking, landscaping and infrastructure.

Applicant: KCI Commercial, Inc., PO Box 6797, Tacoma, WA 98417.

Representative: Tyrell Bradley, 1411 Slate Ave NE, Suite 200, Olympia, WA 98506

Location of Proposal: 1401 and 1551 Kingswood Dr. SW, Tumwater, WA 98512 in Section 03, T17, 2W. Parcel # 12703240404 and 12703240403.

Lead agency: City of Tumwater, Community Development Department.

The lead agency for this proposal has determined that, as conditioned, does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead-agency. This information is available to the public on request.

This MDNS assumes that the applicant will comply with all City ordinances and development standards governing the type of development proposed, including but not limited to, street standards, storm water standards, high groundwater hazard areas ordinance standards, water and sewer utility standards, critical areas ordinance standards, tree protection standards, zoning ordinance standards, land division ordinance standards, building and fire code standards, and level of service standards relating to traffic. These ordinances and standards provide mitigation for adverse environmental impacts of the proposed development.

Condition of Approval for mitigating environmental impacts:

Findings:

1. The Tumwater Boulevard/I-5 northbound ramps intersection currently operates at LOS F during both peak periods for the northbound left-turn movement. The project is projected to add fifteen trips to this intersection. The City has recently developed a SEPA improvement project for the Tumwater Boulevard/I-5 interchange that include intersection improvements at the northbound I-5 ramps intersection, with a peak hour per trip impact fee of \$4,219 for each trip entering the interchange area.
2. Mitigation proposed in the Traffic Impact Analysis for the failing movements at Kingswood Drive and Tyee Drive intersection (center receiving lane) does not adequately address safety, capacity and effectiveness issues in the long term. Other methods of controlling the intersection like a three way stop or traffic light would not be viable because the City cannot allow intersection control types that significantly impact throughput on Tyee without jeopardizing regional (Littlerock Road) capacity.

Mitigation Measures:

1. Prior to issuance of the Building Permit:
 - a. Construct a roundabout at the northbound Interstate 5 On/Off Ramp and Tumwater Boulevard intersection; or
 - b. Voluntarily pay a mitigation fee of \$4,219 per peak trip generated by this project 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.
2. To mitigate intersection movement failure caused by this development adding trips through the Kingswood Road and Tyee Drive intersection, the project shall install a compact roundabout. The roundabout design shall be approved by the City of Tumwater Transportation and Engineering Department as a part of the site development grading design review for frontage improvements required by this development.

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted no later than March 30, 2023, by 5:00 p.m.

Date: March 16, 2023

Responsible Official:



Michael Matlock, AICP
Community Development Director

Contact person: Alex Baruch, Associate Planner
555 Israel Road SW
Tumwater, WA 98501
abaruch@ci.tumwater.wa.us

Appeals of this MDNS must be made to the City of Tumwater Community Development Department, no later than April 6, 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.



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

TUM-22 - 1724

DATE STAMP

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

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: [\[help\]](#)

Kingswood Commercial

2. Name of applicant: [\[help\]](#)

KCI Commercial, Inc.

3. Address and phone number of applicant and contact person: [\[help\]](#)

Contact Person: Trevor Colby (253-475-4363)

PO Box 6797, Tacoma WA 98417

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

5. Agency requesting checklist: [\[help\]](#)

City of Tumwater

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

We intend to break ground immediately upon issuance of permits. There are two phases proposed at this time.

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

[\[help\]](#) Other than the development proposed as part of phase 2,

there are no plans for future additions, expansion, or further activity

related to or connected with this proposal

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

The following reports have been prepared for this proposal: foresters

report, geotechnical report, stormwater report, and gopher study.

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.

EVALUATION FOR AGENCY USE ONLY

This is not a phased binding site plan, all site infrastructure and roads will be completed with a site development grading permit up front with work on each individual lot being completed by the proposed use through a building permit submittal.

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

Binding Site Plan permit issuance, SEPA Determination, Planned Unit Development,

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.) [\[help\]](#)

Development of 8.97 acre site into a new 7-lot

commercial site with primarily retail & food service businesses,

associated right-of-way, utilities, parking, and open space areas.

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. [\[help\]](#)

Project Address: 1401 & 1551 Kingswood Dr. SW, Tumwater WA 98512

Thurston County Parcels: 12703240403 & 12703240404

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)?

[\[help\]](#)

+/- 5%

EVALUATION FOR AGENCY USE ONLY

Planned unit development is no longer needed, variance is needed for reduction in setbacks adjacent to residential zoned property (school) across Littlerock Road.

- 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. [\[help\]](#)

Nisqually loamy fine sand.

- 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. Per the Geotech Report, the site has 'slight' hazard for erosion.

- 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. [\[help\]](#)

+/-20,000 CY of excavation and +/-20,000 CY of fill.

Fill material 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)? [\[help\]](#)

+/- 85% of the site 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/or straw bales may be erected to prevent muddy water from leaving the site. Disturbed areas will be planted as soon as practical and vegetation maintained until established.

**Max 85% impervious
surface permitted.**

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 ex

After construction, the primary source of emissions to the air w

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, roads, driveways, and walkway surfac

tightlines, catch basins and pipe routed to onsite water qu

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

**EVALUATION FOR
AGENCY USE ONLY**

- 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 entire site will be cleared for construction.

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

There are no known threatened or endangered species known to be 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: [\[help\]](#)

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. [\[help\]](#)

There are no known threatened or endangered animal species known to be on or near the 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.

EVALUATION FOR AGENCY USE ONLY

And design guidelines

- 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

- 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. [\[help\]](#)

There are no critical areas onsite.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

+/- 200 people will work 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.

**EVALUATION FOR
AGENCY USE ONLY**

9. **Housing**

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

There will be no housing units provided. This is a commercial development.

- 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: [\[help\]](#)

There are currently no measures to reduce or control housing impacts as this is a commercial development.

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 maximum height with wood and masonry exterior finishes.

- 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 commercial development and streetlights may be present, but should not impact this proposal.

**EVALUATION FOR
AGENCY USE ONLY**

Screening of headlights will be a requirement for individual building permit approval with enhanced landscaping. A photometric lighting plan will be reviewed with each building permit to ensure light glare meets ordinance requirements.

- 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.

12. Recreation

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

Across Littlerock Rd SW to the west is Trosper Lake and Park. Across I-5 to the east is V street Park.

- 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.

EVALUATION FOR AGENCY USE ONLY

A cultural resource study will be a condition of site plan approval to be completed and approved prior to site development grading permit approval.

- 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. [\[help\]](#)

The proposed development is located off Kingswood Rd SW in the north and is bounded by Littlerock Rd SW in the west direction.

- 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, the general area is currently served by public transit. The closest bus stop is just north of the site, roughly a tenth of an acre, near the Walmart & Calvary Cemetery.

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

The project will construct 274 new parking stalls, including 14 EV charging stalls

- 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).

+/- 2,255 daily vehicle trips will be generated from the complet

+/- 100 AM peak hour trips and +/- 162 PM peak hour trips

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.

EVALUATION FOR AGENCY USE ONLY

Roundabout will be constructed at the intersection of Kingswood Drive and Tyee.

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: 9/30/2022

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: Alex Baruch

Date: 03-10-2023

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
AGENCY USE ONLY**

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.

**EVALUATION FOR
AGENCY USE ONLY**

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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

**EVALUATION FOR
AGENCY USE ONLY**