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

MITIGATED DETERMINATION OF NON-SIGNIFICANCE
TUM-21-1888
Kirsop Crossing Division 3

Description of Proposal: Construction of a 41 lot residential subdivision.

Applicant: Evergreen Heights, LLC, Rob Rice, 1868 State Ave. NE, Olympia, WA 98506

Representative: Hatton Godat Pantier, Attn: Chris Carlson, 3910 Martin Way East, Suite B, Olympia, WA 98506.

Location of Proposal: 6139 Kirsop Road SW, Tumwater, WA 98512. Section 05, Township 17N, Range 2W. Parcel # 79900002400.

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.

Findings:
The project creates a new intersection at Kirsop Road and Kirsop Extension Road. Intersection construction requires off site road improvements to align the new intersection.

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 several 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.

Mitigation Measures:

1. The project shall construct a new intersection at Kirsop Road and Kirsop Extension Road to assure safe traffic movements. Design shall be determined prior to and through site development and grading plan review.
2. 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 for the single AM 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.

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 4, 2022, by 5:00 p.m.

Date: February 18, 2022

Responsible Official:

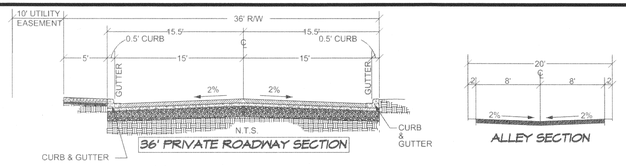
Michael Matlock, AICP
Community Development Director

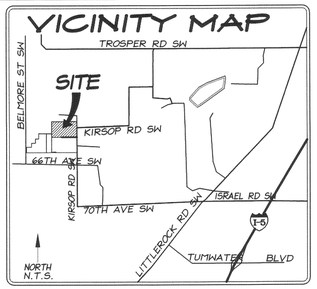
Contact person: Alex Baruch
555 Israel Road SW
Tumwater, WA 98501
abaruch@ci.tumwater.wa.us

Appeals of this MDNS must be made to the City of Tumwater Community Development Department, no later than March 10, 2022, 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.

PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT OF KIRSOP CROSSING DIVISION 3

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.





TOPO LEGEND

- MONITOR WELL
- POWER POLE
- SERVICE POLE
- POLE ANCHOR
- SANITARY SEWER MANHOLE
- CATCH BASIN
- SIGN
- EDGE OF WETLAND DELINATED BY ENVIROVECTOR SEPTEMBER 11, 2020
- STANDARD WETLAND BUFFER BASED REPORT BY ENVIROVECTOR
- BARBED WIRE FENCE
- FENCE (CATTLE PANELS)
- WOOD RAIL FENCE W/ HOG WIRE
- OVERHEAD POWER TRANSMISSION LINES
- OVERHEAD UTILITIES (POWER, COMMUNICATIONS)
- WETLANDS (0.16 ACRES)
- CONCRETE
- ASPHALT
- GRAVEL
- BUILDING FOOTPRINT AT GROUND LEVEL

DESCRIPTION

TRACT 24 OF THURSTON COUNTY FARMS, AS RECORDED IN VOLUME 9 OF PLATS, PAGE 41 IN THURSTON COUNTY, WASHINGTON.

SITE DATA/PROJECT INFOMATION

-APPLICANT-	ROB RICE EVERGREEN HEIGHTS, LLC 1868 STATE AVENUE NE OLYMPIA, WA 98506 360-754-7010 ROB@ROBRICEHOMES.COM
-REPRESENTATIVE-	JEFF PANTIER HATTON GODAT PANTIER, INC. 3910 MARTIN WAY E, SUITE B OLYMPIA, WA 98506 360-943-1599 JEFFP@HATTONPANTIER.COM
-ASSESSOR PARCEL NO.'S	79900002400
-ZONING -	SFL 4-6
-TOTAL AREA	454,169 S.F. (10.43 ACRES)
-NO. OF LOTS	41
-PUBLIC ROADWAY LENGTH	1,118 FT
-PUBLIC ROADWAY AREA	66,263 S.F. (1.52 ACRES)
-PRIVATE ROADWAY LENGTH	403 FT
-PRIVATE ROADWAY AREA	18,891 S.F. (0.43 ACRES)
-NET AREA	6.80 ACRES
-MINIMUM DENSITY SFL	4 X 6.80=27 UNITS
-MAXIMUM DENSITY SFL	6 x 6.80=41 UNITS
-PLANNED DENSITY	41/6.80=6.0 DU/AC
-OPEN SPACE	3.30 ACRES (31.6%)
-SMALLEST LOT AREA -	4,000 S.F.
-AVERAGE LOT AREA -	4,914 S.F.
-SEWER -	CITY OF TUMWATER
-WATER -	CITY OF TUMWATER
-ELECTRICITY -	PUGET SOUND ENERGY
-NATURAL GAS-	PUGET SOUND ENERGY
-COMMUNICATIONS -	COMCAST
-REFUSE -	LEMAY
-SCHOOL DISTICT-	TUMWATER

NET AREA CALC

GROSS AREA-(PUBLIC & PRIVATE ROAD)-(TRACT A & D)
10.43-(1.52+0.43)-(1.58+0.10)=6.80

TRACT USAGE/AREAS

TRACT	USEAGE	AREA (ACRES)
A	WETLAND/OPEN SPACE	1.58
B	STORM/OPEN SPACE	1.44
C	OPEN SPACE/PARK	0.28
D	RESERVED FOR FUTURE BLA	0.10
E	PRIVATE STREET	0.10
F	PRIVATE STREET	0.39

PLAT NOTES

1. ALL KNOWN WATER SUPPLIES WITHIN 200' OF THE PROJECT BOUNDARY ARE SHOWN HEREON.
2. TRACTS 'A', 'B', 'C', 'D', 'E' AND 'F' SHALL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION.
3. ALL EXISTING STRUCTURES, WELLS AND SEPTIC SYSTEMS TO BE DEMOLISHED/ABANDONED PRIOR TO DEVELOPMENT.

SURVEYORS NOTES

1. TITLE INFORMATION NOTED/DEPICTED HEREON IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY DATED SEPTEMBER 17, 2019 UNDER COMMITMENT NO. 190032406 (SECOND REPORT).
2. THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 79900002400 BY THURSTON COUNTY.
3. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 8210130013.
4. THE LAND DESCRIBED HEREON IS INCLUDED IN THE AREA OF ANNEXATION INTO THE CITY OF TUMWATER PURSUANT TO ORDINANCE NO. 02008-001 RECORDED UNDER AUDITOR'S FILE NO. 3983782.

LEGEND

- FOUND BRASS DISK IN CONCRETE STAMPED "JSP 28073"
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- VEGETATION PRESERVATION AREA (1.58 ACRES)
- 1 EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 8210130013 (SEE SURVEY NOTE #3)
- 2 EASEMENT FOR POWER TRANSMISSION LINES GRANTED TO THE UNITED STATES OF AMERICA PER A.F. NO. 836007
- 3 PLANNED 10' WIDE UTILITY EASEMENT
- 4 PLANNED 11' WIDE RIGHT OF WAY DEDICATION
- 5 PLANNED 25' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES
- 6 RIGHT OF WAY PER SS-20-0117-TW RECORDED UNDER AUDITOR'S FILE NO. 4639030

BASIS OF BEARINGS: PLAT OF KIRSOP CROSSING RECORDED UNDER AUDITOR'S FILE NO. 4639030

SCALE: 1"=40 FEET (0, 20, 40, 80)

BLA-0420
A.F. NO.
8609250009

VERTICAL DATUM
NGVD 29
CITY OF TUMWATER
BENCH MARK #1406
RAILROAD SPIKE IN
POWER POLE AT NW CORNER
AND 66TH AVE.
OF INTERSECTION OF KIRSOP RD.
ELEVATION = 178.83

JEFF S. PANTIER — STATE OF WASHINGTON — 28073 — REGISTERED PROFESSIONAL LAND SURVEYOR

NOV. 29, 2021

HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com
EEP 19-073

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 [HELP]

1. Name of proposed project, if applicable: **Kirsop Crossing Division 3**

2. Name of applicant: **Evergreen Heights, LLC**

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

Rob Rice
1868 State Avenue NE, Ste Olympia, WA 98506 (360) 754-7010

4. Date checklist prepared: **December 1, 2021**

5. Agency requesting checklist: **City of Tumwater**

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

The project is intended to start construction in the Spring/Summer 2022. Infrastructure work to continue through 2022/2023.

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.

Geotech Report, Groundwater Monitoring Report, Forestry Report, Gopher Report, Critical Areas Report, Transporation Concurrency Application/Trip Distribution Diagram, Preliminary Storm Drainage 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.

No applications are pending for other governmental approvals for the property.

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

Preliminary and Final Plat Approval, Preliminary and Final PUD Approval, Site Development/Grading Permit, Land Clearing Permit, Demolition Permits, Well Abandonment Permit, Septic Abandonment Permit, IPMP Approval, Sewer and Water Availability, NPDES Permit.

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.)

This project proposes to subdivide 10.43 zoned Single-Family Low Density Residential (SFL) into 41 single-family lots and 6 community tracts. The community tracts will be for tree protection/open space, storm drainage and private roads.

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 address is 6139 Kirsop Road SW, Tumwater WA. Thurston County Tax Parcel No. 79900002400

46.992680 N. -122.951784 W. are the coordinates to the approximate center of the project site.

B. Environmental Elements [HELP]

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)?

Approximately 2%.

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.

The USDA soils map for Thurston County identifies three soil types within the project boundary. Nisqually Loamy Fine Sand, Indianola Loamy Sand and Mukilteo Muck in the wetland area at the northwest corner of the site.

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

No.

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 preliminary grading plan prepared for the site estimates approximately 1,122 cubic yards cut and 24,047 cubic yards of fill with depths ranging from 0 to 5 feet across the site.

Fill material will be source from a licensed local supplier.

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

Erosion and sedimentation are always a possibility during earthwork associated with a construction project due to mechanized grading and excavation coupled with precipitation and wind.

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

Approximately 55% for buildings, roads and sidewalks.

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

An engineered storm water drainage and erosion control plan will be prepared for the project in accordance with the current City of Tumwater Drainage Design and Erosion Control Manual. Erosion and sediment control Best Management Practice (BMP's) will be implemented including, but not limited to, silt fences, temporary sedimentation basins, straw waddles, plastic covering of exposed soils, geotextile lined rip-rap construction entrances, silt socks in existing storm water catch basins in the vicinity of the site, etc.

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 of the project exhaust emissions from construction vehicles, mechanized equipment and fueled power tools will be produced. Windborne dust is also a possibility during construction of the project.

After the project is completed air emissions will be those typically associated with a residential development (i.e. passenger vehicle exhaust, fuel burning appliances, fuel burning residential landscape equipment, etc.)

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

No.

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

Use of vehicles, mechanized equipment and fuel powered tools with properly functioning emissions systems.

Installation of Washington State Energy Code compliant appliances in the residences.

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.

Yes.

A Critical Areas Report has been prepared for the project and found two separate jurisdictional wetlands either on or in the vicinity of the subject property.

Wetland A identified in the report is located in the northwest corner of the subject property and is part of a larger wetland complex that extends off-site.

Wetland B identified in the report is located off-site approximately 230 feet east of the project. The north edge of Wetland B is bordered by Kirsop Road.

The report also identifies a mapped Type N stream segment approximately 280 feet north of the subject property. The stream becomes a Type F stream (Fish Pond Creek) approximately 1,100 feet west of the subject property.

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.

Yes.

Wetland A identified in the critical areas report prepared by EnviroVector dated August 11, 2020 located in the northwest corner of the subject site is classified as a Category III requiring a 150-foot buffer per the City of Tumwater's wetland regulations (TMC 16.28.170).

Wetland report adequately addresses wetland, site plan reflects appropriate buffer.

The proposed storm water drainage facility for the project and 7 of the proposed single-family lots are located outside the required 150-foot wetland buffer but within 200 feet of the delineated wetland edge of Wetland A.

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.

4) Will the proposal require surface water withdrawals or diversions? Give 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.

The FEMA Flood Map Panel associated with the project site indicates that the project site is not within a 100-year floodplain. The Panel No. for the project site is 53067C0280E.

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: [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.

No withdrawal of groundwater is proposed. All residential units will be connected to the City of Tumwater's municipal water system for domestic consumption and fire protection needs.

Stormwater treated in accordance with the City of Tumwater 2018 Drainage Design and Erosion Control Manual will be infiltrated on site.

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.

No waste materials are proposed to be discharged into the ground.

Storm water generated from pollution generating impervious surfaces on the project site will be collected in a series of catch basins and pipes and directed to approved treatment/infiltration designed in accordance with the City's 2018 Drainage Design and Erosion Contol Manual.

Roof water from homes will be handled by tight-lining to the on-site storm drainage system or in the case of lots adjacent to permeable pavement directed to the reservoir under the permeable pavement section.

Sewage generated from the residential units on the project site will be discharged to the City of Tumwater's sanitary sewer system.

Preliminary Drainage report and groundwater monitor report addressed high ground water.

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.

Storm water generated from pollution generating impervious surfaces on the project site will be collected in a series of catch basins and pipes and directed to approved treatment/infiltration designed in accordance with the City's 2018 Drainage Design and Erosion Contol Manual.

Roof water from homes will be handled by tight-lining to the on-site storm drainage system or in the case of lots adjacent to permeable pavement directed to the reservoir under the permeable pavement sections.

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

Not likely. A engineered stormwater drainage and erosion control plan will be developed for the site complying with the City of Tumwater's 2018 Drainage Design and Erosion Control Manual.

In addition, an Integrated Pest Management Plan (IPMP) will be developed and distributed to homeowners/property owners owning or residing in the development. An IPMP is a document that outlines Best Management Practices (BMP's) for use and storage of pesticides and fertilizers used in the urban landscape.

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

No. The project site will be graded to maintain the natural drainage pattern in a manner that retains all storm drainage on the project site.

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

A engineered stormwater drainage and erosion control plan will be developed for the site complying with the City of Tumwater's 2018 Drainage Design and Erosion Control Manual.

Storm water generated from pollution generating impervious surfaces on the project site will be collected in a series of catch basins and pipes and directed to a treatment/infiltration facility meeting the requirements of the City's 2018 Drainage Design and Erosion Control Manual.

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
____shrubs
__**x**__grass
__**x**__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?

A professional forester's report has been prepared for the project. The forester inventoried 157 existing trees on the project site. Out of the 157 trees on the site, 35 are proposed for retention in proposed Tract A.

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

After searching the US Fish and Wildlife Information for Planning and Consultation (IPaC) database no threatened or endangered species of plants were listed on or near the site.

A search of the Washington State Department of Natural Resources Natural Heritage database did not find any State listed threatened or endangered species on or near the site.

Mazama Pocket Gopher screening report showed no evidence of gopher activity

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

A landscape/tree replanting plan will be prepared by a Landscape Architect in conjunction with the advise from the project's Professional Forester.

The City of Tumwater's Tree and Vegetation Protection Ordinance requires replanting the project site to meet minimum City standards. After subtracting the wetland and wetland buffer area and proposed public right-of-way from the gross site area, a net area of 7.33 remains for calculating the required Tree Tract(s). A landscape/tree replanting plan is required. Based on City code, a minimum of 270 replacement trees will be required to planted on the project site.

3-1 Mitigation provided

The landscape/tree replanting plan will also include shrubs and groundcover in tree/open space areas and landscape strips within the public rights-of-way.

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

A search of the Thurston County Geodata website shows the presence of Tansy Ragwort on the property.

The Thurston County Geodata website also shows the presence of Bohemian Knotweed on an adjacent property to the north of the project site.

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 _____

Other typical urban mammals would include rabbit, raccoon, squirrel, opossum, rats, mice, moles, voles, coyote, bats, frogs and salamanders.

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

The Mazama Pocket Gopher, Oregon Spotted Frog, Streaked Horn Lark and Oregon Vesper Sparrow are known to occur in the southern part of the City of Tumwater and Thurston County.

A Mazama Pocket Gopher Report and Critical Areas Report have been prepared for the project. The reports identified no presence of threatened or endangered species on the project site.

The Critical Areas Report identifies an Oregon Spotted Frog breeding area and individual occurrences approximately 200 feet north of the project site.

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

Western Washington is a part of the Pacific Flyway for migratory bird species.

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

A landscape/tree replanting plant will be prepared by a professional Landscape Architect in conjunction with the project's Professional Forester.

Based on City code, a minimum of 270 replacement trees will be required to planted on the project site. The landscape/tree replanting plan will also include shrubs and groundcover in tree/open space areas and landscape strips within the public rights-of-way.

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

Although no invasive species have been observed on or near the site, the Gypsy Moth is considered invasive with known occurrences in Thurston County. The Norway Rat is also known to be present in Thurston County.

6. Energy and Natural Resources [help]

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.

Energy needs for the project will include electricity and natural gas. Both energy sources will be used for heating and lighting the residences.

The residences in the project will all be constructed "solar ready" in accordance with WA State and City of Tumwater energy code requirements, but it will be left up to the home buyers to decide if solar panels will be installed for the individual units.

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

No.

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 units will be constructed "solar ready" and will be designed in compliance with current WA State Energy Code requirements that affect building insulation, windows, heating and cooling systems, water heater types, etc.

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.

No.

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

A search of the WA State Dept. of Ecology Toxic Cleanup database and the contaminated site layer on the Thurston Geodata website resulted in no known contamination on or in the immediate vicinity of the project site.

The ECY database did show three separate sites approximately .5 miles north of the site (Frank's site, BPA Olympia Substation and Tacoma Rail Spill).

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

There are no known hazardous chemical/conditions or hazardous liquid or gas

transmission pipeline in the vicinity of the project 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.

It is not anticipated that toxic or hazardous chemical will be used during project development and construction.

The individual households associated with the project will inevitably store small quantities of hazardous or toxic chemicals for personal use.

The existing homes and structures on the site will be demolished. In accordance with Olympic Region Clean Air Agency (ORCAA) requirements, asbestos surveys and checking for lead based paints will be required to be conducted by a licensed firm to obtain a demolition permit from ORCAA.

4) Describe special emergency services that might be required.

It is not anticipated that special emergency services will be needed related to toxic or hazardous materials.

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

Obtain demolition permits from Olympic Region Clean Air Agency prior to razing the existing homes and outbuildings on the project site.

The excavation contractor on-site will have accidental spill kits in the event of a leak or spill of equipment fuel/fluid.

b. Noise

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

Traffic from Kirsop Road Road will be the primary noise generator affecting the property.

The project site is also in the vicinity of the ADS Hancor distribution warehouse approximately 900 feet to the west.

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)? Indi-
cate what hours noise would come from the site.

Short-term noise will be created during construction of the project by construction equipment, vehicles and construction tools.

Long-term noise will be created by resident, guest and delivery vehicle traffic coming to and from the site.

Short-term noise will be created during normal construction operating hours. The project will abide by the City of Tumwater's noise regulations listed in Tumwater Municipal Code 8.08 which limit construction hour from 7 am to 8 pm on weekdays and 9 am and 8 pm on weekends.

Long-term noise from resident and guests will vary throughout the day and evening.

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

Compliance with City of Tumwater noise regulations outlined in Tumwater Municipal Code 8.08 and with WA State Permissible Noise Standards outline in WAC 173-60. ✓

8. Land and Shoreline Use [help]

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.

There is one manufactured home and several outbuildings on the property.

Surrounding land uses are low density residential.

There is an existing Bonneville Power Administration High Voltage Transmission corridor directly to the west of the site.

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?

It appears the previous owners of the site ran livestock on the 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.

The site contains one manufactured home and several outbuildings.

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

All existing structures will be demolished.

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

Single-Family Low Density Residential (SFL).

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

Single-Family Low Density Residential (SFL).

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.

A portion of a Category lll wetland has be identified in the northwest portion of the site.

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

Thurston Regional Planning Council data puts average household size at 2.51 people county wide. The numbers are slightly lower for the City of Tumwater at 2.38.

With a total of 41 units in the project, the number of people projected to live in the neighborhood using the City's number of 2.38 people per household is 98 people.

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

One existing manufactured home will be removed from the site.

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

None. The net new number of households that will be provided after project completion will be 40 units.

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

The project will be designed to meet all applicable Comprehensive Plan policies, Zoning regulations, Development Standards, Design Guidelines and Building and Fire Code standards adopted by the City of Tumwater.

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

There are no agricultural or forest lands of long-term significance that will be impacted by the project.

9. Housing [help]

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

A total of 41 residential units will be provided.

The units will fall into the middle-income range.

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

1 existing middle income unit would be eliminated.

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

None proposed.

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 height of the single-family homes would be 35 feet or less.

Exterior material would be concrete cement siding with brick or stone accents.

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

Views from existing residences on the east and south sides of the property would change from a low density 10-acre homesite to a low-density single-family neighbourhood.

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

Compliance with the City of Tumwater Building Design Guidelines.

11. Light and Glare [help]

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

Light from the project will be produced by fixtures inside and outside the residential units. Freestanding street lighting in the public right-of-ways and private roads will be installed pursuant to City of Tumwater standards.

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

Not likely.

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

Typical lighting from existing residential uses and public streets in vicinity of the project site.

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

Compliance with the City of Tumwater's Exterior Illumination requirement outlined in Tumwater Municipal Code 18.40.035.

12. Recreation [help]

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

Kirsop Crossing south of the site has a neighborhood playground area.

Black Lake Bible Camp, Kenneydale Park and a WDFW boat launch for Black Lake are located approximately 1 mile to the west of the site.

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:

Parks and open space meeting the minimum requirements of Tumwater Municipal Code 17.12.210 will be provided within the project.

The project open space with include both passive and active recreation elements.

Park impact fees will be paid at the time of building permit issuance for each single-family home in the neighborhood.

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.

A search of the Thurston Geodata website Historic Sites layer shows no buildings, structures or sites listed in or eligible for listing on said registers on or near the project site.

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.

A search of the Thurston Geodata website Historic Sites layer shows no buildings, structures or sites listed in or eligible for listing on said registers on or near the project site.

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.

An Inadvertent Discovery Plan will be developed for the project prior to excavation/construction in accordance with Tumwater Municipal Code 18.40.065 that outlines procedure in the event of discovery of cultural or historic resources.

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 from Kirsop Road SW at one location.

The new internal street system will be connected to Patio Drive in the Kirsop Crossing neighbourhood to the south as a second means of ingress/egress to the site.

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

No. The nearest Intercity Transit stop is approximately .85 miles southeast of the site at the intersection of Littlerock Road and Israel Road.

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

The project will comply with the City minimum parking standards for the proposed residential uses within the project.

City code requires 2 off-street parking stalls per single-family residence.

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).

Kirsop Road will be improved to City Standard along the project frontage.

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

No.

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?

Kirsop Road intersection Tumwater Blvd. Mitgating measures added.

The project will generate 458 daily weekday trips. The weekday AM Peak Hour is 34 trips and the weekday PM Peak Hour is 43 trips.

The volume of truck traffic is estimated at less than 1 percent.

Trip generation was derived from the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th 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.

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

Payment of City of Tumwater transportation impact fees for each unit.

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.

Additional fire, police, and school services will be required.

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

Each single-family residence will pay impact fees to the Tumwater School District as a condition of building permit issuance. ✔

16. Utilities [help]

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

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.

Water and sanitary sewer will be provided by the City of Tumwater. Electricity and natural gas will be provided by Puget Sound Energy. Telephone will be provided by both Comcast and Centurylink. Cable will be provided by Comcast. Refuse and recycling service will be provided by Lemay Inc.

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: Chris Carlson

Name of signee: Chris Carlson, AICP

Position and Agency/Organization: Hatton Godat Pantier

Date Submitted: 12-06-2021

CITY OF TUMWATER
Reviewed by: Tami Merriman, Permit Manager
Date: February 3, 2022