

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:

Amendment of Land Use Approval for Ingersoll Stadium at Olympia High School to remove restrictions on non-District users (Condition No. 1 to Hearing Examiner Decision No. 03-2397)

2. Name of applicant:

Olympia School District No. 111

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

*Tricia Nicholas
111 Bethel Street NE, Olympia, WA 98506
(360) 596-8563*

4. Date checklist prepared:

July 28, 2020

5. Agency requesting checklist:

Olympia School District No. 111

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

The District must secure from the City of Olympia an amendment to the Land Use Approval for Ingersoll Stadium. An application for this purpose is pending. If the proposed amendment is approved, the District would implement the change immediately thereafter and provide opportunities for non-District use of the Stadium beyond the current restricted group of non-District users.

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

No, not at this time.

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

- *Mitigated Determination of Nonsignificance and SEPA Checklist for Land Use Approval dated April 5, 2004*
- *SEPA Checklist for "City of Olympia Case No. 03-2397, Hearing Examiner Decision dated May 28, 2004" dated July 24, 2009*
- *Determination of Nonsignificance and SEPA Checklist for Olympia High School Classroom Addition, Modernization, and Illuminated Playfield dated October 22, 2018*
- *Trip Generation Assessment, May 2020, Heath & Associates*

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 other proposals known.

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

City of Olympia Land Use Review pursuant to Chapter 18.60 OMC.

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.)

Amendment of the Land Use Approval for Ingersoll Stadium (Hearing Examiner Decision No.03-2397) to remove Condition 1, which restricts non-District use of Ingersoll Stadium to only the following : "Thurston County Youth Football, YMCA and City Parks track meets, occasional spots clinics, and youth soccer associations." The effect of the amendment would be procedural only (no physical improvements, alterations, or modifications) to permit opportunities for additional non-District use of the Stadium but with all use continuing to be consistent with OSD Procedure No. 4260P(C). Procedure No. 4260P(C) is an existing condition of the land use approval for the Stadium and cannot be amended without City review and approval. The District is not requesting any amendment to Procedure No. 4260(P).

Currently permitted non-District use of the Stadium is a regular occurrence on weekday evenings and weekends. Allowing additional non-District user groups would allow for different users beyond just the historic user groups currently permitted to use the Stadium.

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.

Olympia High School, 1302 North Street SE, Olympia, Washington 98501. A site plan showing the existing high school and stadium is available upon request.

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)?

The steepest slope on the site is approximately 100%. It is a 1:1 slope and within the fenced area of a closed depression located near the center of the school site.

- 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.

Silty fine sand and fine sandy silt.

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

No, there are no indications or history of unstable soils in the immediate vicinity.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This is a procedural change only and no earthwork will occur.

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

This is a procedural change only and no erosion will occur as a result of the proposal.

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

The school site has approximately 57% impervious surface. This is a procedural change only and there will be no change to the percentage of impervious surface on the site.

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

Not applicable.

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.

This is a procedural change only. Providing additional opportunities for non-District use of the Stadium may result in some emissions from increased frequency in vehicle trips. However, as more fully discussed in Section B14 below, the District expects that the overall number of vehicular trips generated will be similar to the type and amount currently generated from the site. As such, there is not expected to be any notable impact on air quality from the proposal.

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

None known.

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

None.

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 closed depression is located near the center of the school site. There is no apparent surface discharge from the closed depression.

- 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.

This is a procedural change only and will not require any work over, in, or adjacent to the closed depression.

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

None.

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

Yes, the closed depression is identified as a Zone A (area subject to inundation by the 1-percent flood event generally determined using approximate methodologies) flood hazard area according to FEMA flood maps.

- 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.

- 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.

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.

This is a procedural change and will not result in water runoff beyond that already permitted. The existing Stadium and associated school parking areas were separately permitted with stormwater controls. The proposed procedural amendment will not result in stormwater runoff beyond the current developed capacity.

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

No. The proposed procedural amendment will not result in runoff beyond the current developed capacity. Through existing stormwater improvements, any runoff at the site is collected in catch basins, conveyed in an underground pipe network, treated as necessary, and discharged into the existing closed depression on site.

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

No, the proposed procedural amendment will not physically alter any portion of the property or drainage patterns.

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

None.

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

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

- deciduous tree
- evergreen tree
- shrubs:
- grass
- pasture
- crop or grain
- orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bulrush, 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?

This is a procedural change only. No vegetation will be removed or altered.

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

Based upon the WDFW Priority Habitat & Species mapping, there are no known threatened or endangered species on the site.

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

This is a procedural change only. No additional landscaping is proposed.

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

There are no known or observed Thurston County listed noxious weeds or invasive species onsite.

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.

None known. Source: Washington State Department of Fisheries and Wildlife's Priority Habitats and Species on the Web database.

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

The site is located within the Pacific Flyway for Migratory Birds.

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

None.

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

None known.

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.

The Stadium uses electricity currently.

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

No. The proposed procedural change will not result in any new structures.

- 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:

None as this proposal is procedural only.

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.

No known or documented contamination on the site.

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

There are no known hazardous conditions on the 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.

None.

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

None.

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

None required or proposed.

b. Noise

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

Adjacent vehicular traffic generates noise that is audible at the site. Onsite, noise that is generated is that typically associated with schools. That includes the sounds associated with a school athletic venue, including band music, crowd noise, and sound system announcements.

- 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.

The type and level of noise created by the proposal will be consistent with the noise associated with the current use of Ingersoll Stadium. Currently permitted non-District use of the Stadium is a regular occurrence on weekday evenings and weekends, and allowing different types of non-District users will likely result in only a marginal increase, if any, in overall use.

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

All use of Ingersoll Stadium will continue to comply with Procedure No. 4260P(C) and the applicable conditions set forth in the Hearing Examiner Decision No. 03-2397 dated May 28, 2004. Procedure No. 4260P(C) is an existing condition of the land use approval for the Stadium and cannot be amended without City review and approval. The District is not requesting any amendment to Procedure No. 4260P(C).

Procedure No. 4260P(C) includes restrictions to ensure compatibility with surrounding land uses, including specific restrictions to reduce or control noise impacts: "No pyrotechnic or other visual displays that are distracting to the surrounding neighborhood may be used in the facility, or in conjunction with stadium activities. Air horns, cowbells, sirens and similar noisemakers are prohibited; appropriate signs will be placed at the entrance. Electronic amplification of music in the facility, or in conjunction with stadium activities, is also prohibited unless specifically noted under 'Lighting and Sound Systems' below." Procedure No. 4260P(C) further provides: "With the exception of youth track meets conducted by the City of Olympia, Parks, Arts & Recreation Department, the sound system may not be used by non-district user groups. The use of the sound system at the above-mentioned events shall be limited to public address and event-related announcements only. The system shall not be used to amplify music unless it is in support of school district performances"

In addition, Procedure No. 4260P(C) limits non-District use of the Stadium to the following hours:

Hours of Operation:

| | | |
|-------------------|-----------------|--------------------|
| Non-District Use: | Monday – Friday | 5:00 pm – 9:00 pm |
| | Saturday | 9:00 am – 9:00 pm |
| | Sunday | 12:00 pm – 6:00 pm |

(There can be no use by any group on Thanksgiving, Christmas Eve, Christmas Day or Easter)

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.

The site is currently used for a high school, an elementary school, Ingersoll Stadium, playfields, and parking. There are single family residences to the west, north, and south.

- 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?

The site has been used as a school site for several decades. It has not been used as working farmland or forestlands in that timeframe.

- 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 is located in an urbanized, developed area.

- c. Describe any structures on the site.

A high school building, a school stadium, a practice field, an elementary school building, and tennis courts.

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

No.

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

The site is zoned R-4-8 (Single Family Residential).

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

The 2014 City of Olympia Comprehensive Plan's future land use designation for Olympia High School is "Low Density Neighborhood."

- 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.

Yes, the closed depression has been classified as a wetland per Thurston County GIS maps. The entire site is also located in a Critical Aquifer Recharge area, per Thurston County GIS maps.

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

Current employment at Olympia High School is approximately 150 and current student enrollment is 1,900. There is no housing on site. The proposal is procedural only and would not alter the number of people who reside or work on the site.

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

None.

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

Not applicable.

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

All use of Ingersoll Stadium will continue to comply with Procedure No. 4260P(C) and the applicable conditions set forth in Hearing Examiner Decision No. 03-2397. Procedure No. 4260P(C) is an existing condition of the land use approval for the Stadium and cannot be amended without City review and approval. Procedure No. 4260P(C) includes restrictions to ensure compatibility with surrounding land uses, including restrictions on the use of lighting and sound systems by non-District users. As noted above, Procedure No. 4260P(C) limits the hours of non-District use of the Stadium.

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

Not applicable.

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

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

None.

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

None.

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

Not applicable. No housing units are being added or eliminated as a result of the proposal.

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 proposal is procedural only. No structures will be altered or constructed.

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

None.

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

Not applicable.

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

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

The existing lighting system at the Stadium and Olympia High School is governed by Procedure No. 4260P(C), which is an existing condition of the land use approval for the Stadium and cannot be amended without City review and approval. This proposal is procedural only and does not seek to amend that Procedure, or to otherwise make any changes to the lighting system or change/extend the hours in which lights are currently used at the Stadium. Stadium use currently generates light in the evening hours during use. Allowing different types of non-District users may result in a marginal increase in Stadium use and, if it does, could result in more frequent use of the existing lighting system.

The existing campus has lighting around the exterior perimeter of the building and upright standards in the parking areas. Parking lot lighting is on from 4:30 pm to 4:00 am and is full cut off, night-sky compliant, and will not spill onto neighboring property. Sportsfields are illuminated during sporting practices, games, and events. Use of field lights at the Stadium must comply with the operation limits included in Olympia School District's Ingersoll Stadium Policy No. 4260P(C), including limited hours of operation and the requirement that non-district users only use the "Zone 1" light banks.

(There can be no use by any group on Thanksgiving, Christmas Eve, Christmas Day or Easter)

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

The lighting will not create a safety hazard or interfere with views as there is no proposed change to the lighting or change in current hours of use.

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

None.

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

All use of Ingersoll Stadium will continue to comply with Procedure No. 4260P(C) and the applicable conditions set forth in Hearing Examiner Decision No. 03-2397, including restrictions on use of the lighting system.

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

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

The Olympia High School site includes baseball fields, tennis courts, Ingersoll Stadium, a gymnasium, a practice field, and a weight room. The nearest community park is Trillium Park approximately .25 miles to the northwest. Watershed Park is approximately .5 miles to the north.

- 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:

Not applicable. The proposal would increase access to recreational opportunities available to the public.

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.

None of the buildings on the site, or adjacent to the site, are identified on the State of Washington Historic Property Inventory list and are not likely eligible for listing on a preservation register due to the extent of previous modifications.

- 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.

There are no landmarks, features, or other evidence of Indian or historic use/occupation on the project site, according to the Washington State Department of Archaeology and Historic Preservation's WISAARD database.

- 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 WISAARD database was used to assess potential impacts.

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

Not applicable.

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

- 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 can be accessed via North Street SE, Carlyon Avenue SE, and Henderson Boulevard. The proposal is procedural only and will not impact or change the existing street system.

- 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?

School buses directly access the site and load and unload at a designated bus loop with access off of Carlyon Avenue. InterCity bus line number 68 serves a bus stop along North St.

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

On-site parking capacity is currently 618. The proposal will not add or eliminate parking spaces.

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

No.

- 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?

The overall number of vehicular trips generated as a result of the proposal is anticipated to be similar to those currently generated from the site from non-District use of the Stadium. The proposal may result in some increased frequency in the occurrence of vehicular trips to the extent that allowing additional non-District users results in increased Stadium use; however, the

increased frequency would not be different from the type of traffic currently associated with non-District use of the Stadium.

While peak volumes of traffic from the Site generally will occur during the school a.m. and p.m. peak hours, the peak volumes from non-District use of the Stadium would be limited to weekday evenings after 5:00 p.m. and on weekends, all in compliance with Procedure 4260P(C). The May 21, 2020 Trip Generation Assessment completed by Heath & Associates analyzed traffic impacts from non-District use of the Stadium under the "worst-case conditions" of the 4:00-6:00 p.m. peak hour. This assumption overestimates traffic impacts given that non-District users of the Stadium are limited to early evening and weekends when school-related traffic has diminished or departed from the site. Using that scenario, the Trip Generation Assessment also assumed for purposes of trip generation a maximum use/three field utilization. Using these assumptions, the Trip Generation Assessment estimates that non-District use (including existing permitted non-District use) could result in approximately 49 peak hour trips. However, as noted above, most non-District user trips will occur after the 4:00-6:00 p.m. peak hour when traffic volumes in the area are reduced. The data or transportation models that were used to make these estimates came from the Institute of Engineers (ITE) Trip Generation Manual, 10th Edition.

Commercial/nonpassenger vehicles are not expected as a result of the proposal.

- 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:

As identified in the May 2020 Trip Generation Assessment, no operational deficiencies are identified based upon the proposal, even using conservative assumptions. However, in any case, all use of Ingersoll Stadium will continue to comply with Procedure No. 4260P(c) and the applicable conditions set forth in Hearing Examiner Decision No. 03-2397. Condition No. 4 in Hearing Examiner Decision No. 03-2397 requires that the District "shall not . . . make available the Stadium for non-District use for which attendance exceeds total on-site parking available in the Stadium and High School parking lots. If the High School auditorium is in use at the same time as non-District use of the Stadium, the total attendance of the Stadium and auditorium uses cannot exceed total on-site parking available in the Stadium and High School parking lots." Procedure No. 4260P(c) includes several restrictions and requirements to mitigate transportation impacts, including crowd control requirements and permitting non-District use only during evenings and on weekends.

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.

Not expected. Public services already serve the existing Olympia High School and the Stadium and the project is not expected to notably increase those services. To the extent that expanding the type of non-District users of the Stadium results in increased frequency of use,

there may be a marginal increase in need for public services but within the capacity of existing services.

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

Not applicable.

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

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- 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.

None.

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: Tricia Nicholas

Name of Signee: Tricia Nicholas

Position and Agency/Organization: Capital Projects Finance Coordinator/Facility Use Supervision, Olympia School District

Date Submitted: 9/8/2020

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D. 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.

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.

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:

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

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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:

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

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

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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.

DETERMINATION OF NONSIGNIFICANCE

Issued with a 14-day comment and appeal period

Removal of Restrictions on Non-District Use of Ingersoll Stadium at Olympia High School

Description of Proposal:

The Olympia School District is proposing an amendment to the City of Olympia's land use approval for Ingersoll Stadium to remove restrictions on non-District users. Currently, non-District use of the Stadium is limited to only the following historic activities: Thurston County Youth Football, YMCA and City Parks track meets, occasional sports clinics, and youth soccer associations. The proposal would lift those restrictions and permit other non-District user groups to use the Stadium. The District is not seeking to amend District Procedure 4260P(C), which governs the terms of use and operation of the Stadium, or to make any other changes to how, when, and why non-District users may use the Stadium. This proposal is procedural only, and does not include any physical improvements, alterations, or modifications to the Stadium.

Proponent: Olympia School District No. 111

Location of Proposal: 1302 North Street, Olympia, Washington 98501

Lead Agency: Olympia School District No. 111

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request by contacting: Tricia Nicholas, Olympia School District No. 111, 111 Bethel Street NE, Olympia, WA 98506 (phone: 360.596.8563).

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2) and pursuant to Olympia School District Policy 6890. The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted in writing before 4:00 p.m., September 24, 2020. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Ms. Jennifer Priddy,
Assistant Superintendent
Olympia School District No. 111

111 Bethel Street NE
Olympia, WA 98506

Signature of Responsible Official:



You may appeal this determination by delivering a written appeal no later than 4:00 p.m., September 24, 2020, to Ms. Jennifer Priddy, Assistant Superintendent, Olympia School District No. 111, 111 Bethel Street NE, Olympia, WA, 98506. Written appeals must comply with District Procedure 6890(P) and must specify: (a) the determination being appealed, (b) the errors complained of, (c) the corrective action being sought, (d) the reasons why the determination should be changed, and (e) whether further oral or written comment or a hearing is requested.

Date of Issue: September 8, 2020
Date Published: September 10, 2020